



57 Wakeley Hill

Penn | WV4 5RA | Offers In The Region Of £300,000

ROYSTON
& LUND

- TRADITIONAL SEMI DETACHED RESIDENCE
- THREE BEDROOMS
- FRONT & REAR GARDENS
- NO UPWARD CHAIN
- FANTASTIC LOCAL SCHOOLS
- IDEAL FAMILY HOME
- EXTENDED TO THE REAR
- GARAGE & DRIVEWAY
- EXCELLENT TRANSPORT LINKS
- VIEWINGS HIGHLY ADVISED





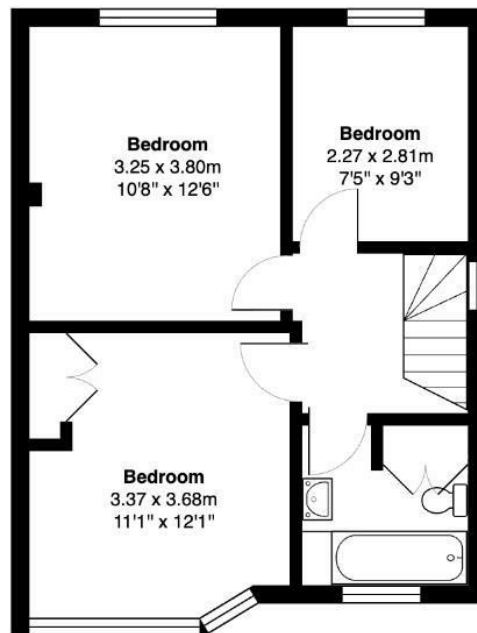
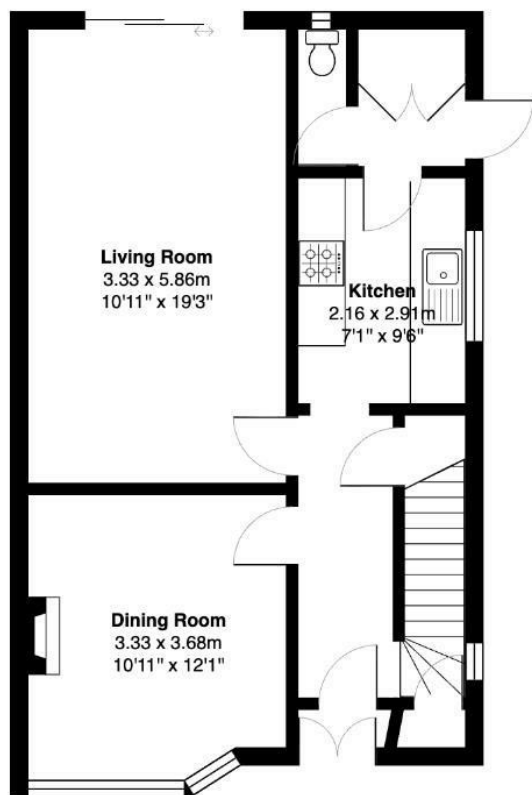
Situated in the charming area of Wakeley Hill, Penn, Wolverhampton, this delightful house offers a perfect blend of comfort and space. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The bathroom is conveniently located, ensuring ease of access for all residents.

This property is perfect for those seeking a peaceful residential area while still being close to local amenities and transport links. The surrounding neighbourhood is known for its friendly community and picturesque surroundings, making it an ideal place to call home.

Whether you are a first-time buyer or looking to settle down in a family-friendly environment, this house on Wakeley Hill presents a wonderful opportunity. Do not miss the chance to make this charming property your own.





Total Area: 95.5 m² ... 1028 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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