

# Rees Page



## 166 Rutland Avenue, Penn, WV4 4JA

Presenting a traditional semi-detached house, within the popular area of Penn, to the South-West of the city and well served by extensive local amenities, including shops, schools, and bus routes etc.

The three bedroomed property benefits from majority double-glazing, and partial central heating (both where specified), has well-kept gardens, driveway, and gated carport.

The property would benefit from a future scheme of re-modernisation and offers great potential for remodelling.

There is no upwards chain and offers are invited for consideration.

EPC = D

Offers Around

**£215,000**





#### Entrance

Is made via a double glazed doorway into a storm porch, with further glazed door into;

#### Reception Hall

With a ceiling light, dado rail, meter cupboard, radiator, understairs area (with window, power point and telephone point), doors into;

#### Lounge Area

12'6 max into bay – 10'6 max

With a double glazed front bay window, window seat/storage, ceiling and wall lights, feature brick fireplace with display sills, gas fire, T.V point and an archway into;



#### Dining Area

11'6 – 10'6max

With a ceiling and wall light, gas fire and surround, plus double glazed patio doors to rear garden.

#### Kitchen

8'5 – 5'9

With a range of wall and base units, roll edge work surface, sink and drainer, tiled walls, plumbing for a washing machine, electric hob, ceiling light, double glazed rear window and a double glazed door to garage.



Stairs rise from the Hallway to a first floor;

#### Landing

With a side window, loft access hatch, ceiling light, radiator, doors into;

#### Bedroom 1

13'2 max into bay – 10'3 max

With a double glazed front bay window and ceiling light.

#### Bedroom 2

11'6 – 10'8 max

With a double glazed rear window and a ceiling light.

#### Bedroom 3

7'4 – 6'4

With a double glazed front window and a ceiling light.



#### Bathroom

7'5 – 5'9

With a ceiling light, panel bath with shower over, pedestal wash basin, W.C, electric heater, tiled splash backs and a double glazed rear window.



### Outside

To the fore is a low maintenance garden, mostly slabbed and with shrubs and rosebushes, plus driveway with access to the carport.

To the rear is a pretty garden with lawn, flower beds, patios, shed, summer house, wall light and cold water tap. Plus rear access to carport.

### Carport

A useful roofed area to the side of the property, with double doors to the front driveway and an open back to rear garden. With gas meter, power point and halogen lamp light.

### Additional information

#### Title

We are advised that the property is FREEHOLD. Prospective purchasers should satisfy themselves of the accuracy of this information.

#### EPC

67 = D

#### Council Tax

Band 'B' – Wolverhampton City Council.

#### N.B

The property is offered with no upwards chain. Fixtures and fittings such as curtains, carpets, blinds, light fittings will be left in situ as seen. Any remaining contents are potentially negotiable or will be removed prior to completion. Viewing is strictly by prior appointment with the agent.

#### Location

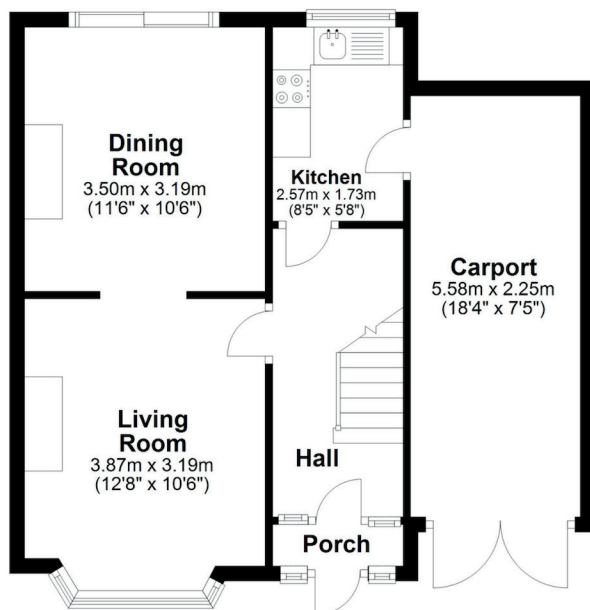
Situated South We4st of the City in the popular area of Penn, with its wealth of local amenities.

From the A449 Penn Road, at Lloyd Hill island, turn off onto Warstones Road, follow for some distance then turn into Wynchombe Avenue (Springdale Methodist Church will be on your right), then left onto Rutland Avenue and the property is but a short distance on the left.

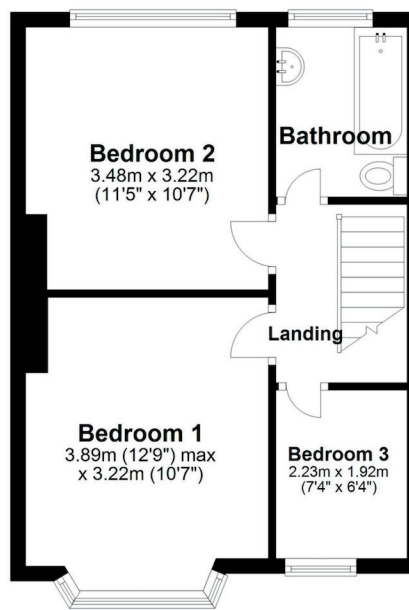
For SATNAV please use the postcode WV4 4JA



### Ground Floor



### First Floor



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.  
Plan produced using PlanUp.

**166 Rutland Avenue, Wolverhampton**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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