

Rees Page



1 Showell Lane, Lower Penn, Wolverhampton, WV4 4TZ

Situated within the sought after area of Lower Penn, to the Southwestern edge of Wolverhampton, thus convenient for road networks and the city, but on the edge of South Staffordshire countryside. This detached bungalow residence is sure to generate interest.

The three-bedroom, two reception room accommodation benefits from double glazing, central heating, gated driveway, spacious gardens, and a detached double garage.

With no upwards chain and offers invited for consideration, viewing is most highly recommended for full appreciation and further potential.

EPC = D(63)
Title- Freehold

Offers Around

£625,000



Entrance

Entrance into the property is made via a double-glazed door into a Storm Porch, with ceiling light, tiled floor, further glazed door into.

Reception Hall

Having all lights, coving, plate racks, two radiators, loft access hatch, telephone point, side window, and doors into.

Lounge

18' 0" (into bay) x 12' 0" (5.49m x 3.66m)

With a feature marble fireplace and gas fire, ceiling light and rose, coving, wall lights, TV point, radiator, plus double-glazed windows to the side and rear.



Bedroom One

12' 7" x 11' 0" (3.84m x 3.35m)

With a range of fitted bedroom furniture, ceiling light, coving, radiator, and double-glazed window.

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

With a ceiling light, coving, radiator and double-glazed window.



Bedroom Three

11' 0" x 6' 6" (3.35m x 1.98m)

With a ceiling light, coving, radiator, and a double-glazed window.

Bathroom

8' 7" x 7' 2" (2.62m x 2.18m)

A modern fitted bathroom, comprising of panel bath, floating wash basin with cupboard, WC, tiled floors and walls, ceiling light, coving, towel rail radiator, built-in cupboard double glazed window, and further door into.



Shower Area

7' 3" (min) x 2' 11" (2.21m x 0.89m)

With fully tiled walls and floor, shower cubicle, ceiling light, built in airing cupboard with Worcester boiler, double glazed window.

Dining Room

15' 11" x 11' 0" (4.85m x 3.35m)

With a double-glazed front bow window, ceiling and wall lights, door to rear garden, door into.

Kitchen

11' 11" x 8' 9" (3.63m x 2.67m)

With an extensive range of modern fitted wall and base units, granite work surfaces, sink unit, Stoves range cooker, plus extractor hood, and tiled splashbacks, concealed washing machine, built in fridge and freezer, wood beam effect ceiling, ceiling light, tiled floor, and a double-glazed front window.

Outside

Gardens

The property is approached via a electronic gated driveway. The driveway sweeps and slopes around to allow parking for several cars and access to the detached garage. The well-kept gardens consist of lawn area, patios, a variety of shrubs and flower beds, plus side passageway. There is the benefit of exterior lighting and cold-water tap.

Garage

18' 2" x 17' 9" (5.54m x 5.41m)

A detached garage, with an up & over front door, power points, strip lights, and double-glazed window.

Location

The property is situated to the popular Southwestern edge of Wolverhampton, within the sought after are of Lower Penn, with a good range of local amenities, road network and countryside to hand.

The property is conveniently located just off Lloyd Hill Island of the A449.

For SATNAV please use the postcode WV4 4TZ

NB

The property is offered with no upwards chain.

Fixtures & Fittings, such as curtains, carpets, light fittings etc will be included and remain in situ as seen.

Offers are invited for consideration.

Viewing is strictly by prior appointment with the agents.

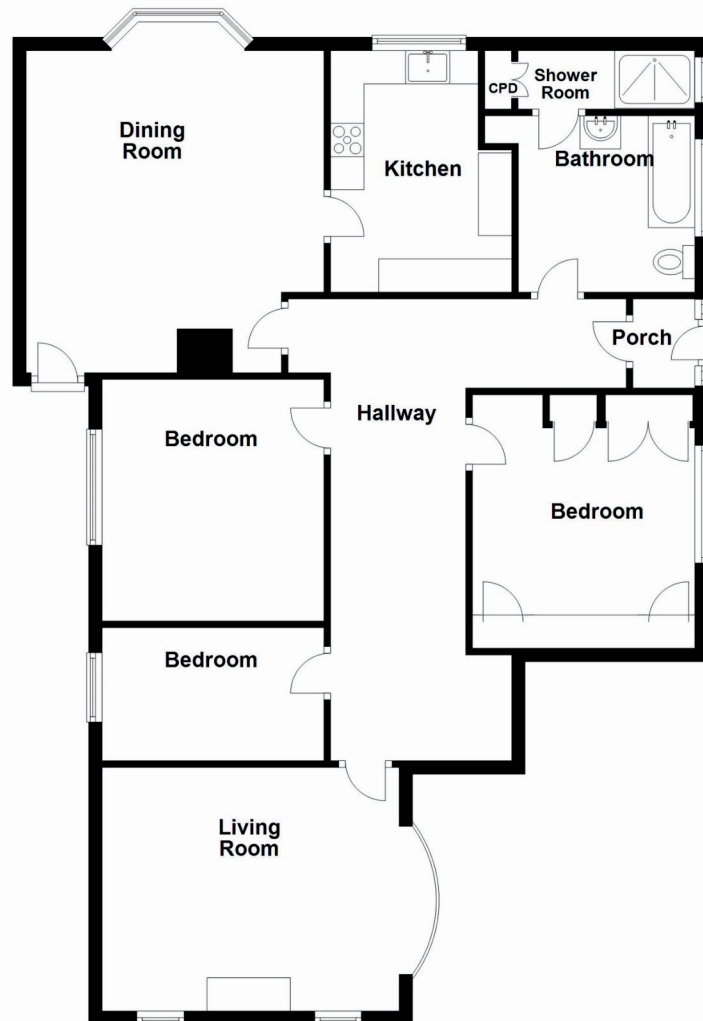
Council Tax = Band E

Title = Freehold

EPC - D(63)



Ground Floor



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

1 Showell Lane, Lower Penn, 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.



ADAM WHITEHOUSE

8-12 Waterloo Road
Wolverhampton
WV1 4BL

T: 01902 577775

M: 07809 699553

Email: property@reespage.com

Rees Page

www.reespage.com

01902 577775