

Rees Page



47 Woodfield Avenue, Penn, Wolverhampton, WV4 4AG

Situated within the popular area of Penn, to the Southwest of Wolverhampton and well served by a wide range of local amenities.

This period semi detached home offers spacious family accommodation comprising, in brief, three reception rooms, fitted kitchen, wet room, four bedrooms, and family bathroom, whilst benefiting further from double glazing and radiator central heating (where specified) and a rear garden.

Viewing is most highly recommended for full appreciation and its further potential.

Offers Around

£310,000



Entrance

Is made under a canopy porch to double glazed doors opening into a

Storm Porch

With a ceiling light, original period tiling and further double glazed door into

Reception Hall

With ceiling lights, period coving and arch, radiator, downstairs cupboard and doors into

Lounge

14' 3" max into bay x 12' 2" max (4.34m x 3.71m)

With a double glazed front bay window, ceiling light, tiled fireplace with gas fire, TV point, coving, picture rail and radiator.

Sitting Room

12' 0" x 11' 0" (3.66m x 3.35m)

With a double glazed side window plus door to rear garden, coving, picture rail, ceiling lights, gas heater and a radiator.

Dining Room

12' 0" x 11' 6" (3.66m x 3.51m)

With underfloor heating, a double glazed side window, ceiling light, original built in cupboard, picture rail, radiator, tiled floor and door into

Kitchen

13' 9" x 10' 5" (4.19m x 3.17m)

Having a range of fitted wall and base units, roll edge work surfaces, inset sink and drainer, extractor fan, tiled splashbacks, gas cooker point, plumbing for a washing machine and tumble dryer, ceiling lights, Vaillant boiler, radiator, double glazed side window and door into

Wet Room

10' 4" x 6' 6" (3.15m x 1.98m)

Wet room design comprising of open shower area with screen, hand wash basin, WC, part-tiled walls, extractor fan, radiator, ceiling light and double glazed side window.

Stairs rise from the hallway to a first floor

Landing

With a ceiling light, loft hatch, Remcon home ventilation unit, radiator and doors into

Bedroom One

11' 4" x 10' 10" max (3.45m x 3.30m)

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



Bedroom Two

12' 0" x 11' 0" max (3.66m x 3.35m)

With a double glazed rear window, ceiling light and a radiator.

Bedroom Three

11' 6" x 6' 11" (3.51m x 2.11m)

With a double glazed rear window, ceiling light and a radiator.

Bedroom Four

8' 5" min x 6' 1" (2.57m x 1.85m)

With a double glazed front window, ceiling light and a radiator.

Bathroom

With tiled walls and floor, wash basin with cupboard, panel bath, WC, inset spotlights, towel radiator and a double glazed side window.

OUTSIDE

To the rear is a lawn garden, patio, wooden shed, shared gated side access, wall light and cold water tap.

To the fore is a landscaped garden with raised brickwork and railings, plus gated side access.

Location

Situated within the popular area of Penn, to the Southwest of Wolverhampton and well served by a wide range of local amenities including, shops, eateries, schools and so much more. The property is conveniently located just off the A449 Penn Road. Turn into Woodfield Avenue and follow for some distance and the property is on the left. For SATNAV please use the postcode WV4 4AG

NB

Viewing is strictly by prior appointment and made via the agent.

Curtains, carpets, and light fittings are included in the sale.

Some contents and furniture may be available by negotiation.

Offers are invited for consideration.

We are advised by the sellers that the property has benefited in recent years from a new roof, double glazing, updated boiler, CCTV system and a humidity extraction system – we await formal confirmation of these.

Council Tax: Wolverhampton Band C

Title: Freehold

Energy Performance Rating: D



Total Floor Area = 110 square metres



47 Woodfield 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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