



1 Dunsley Grove, Penn, Wolverhampton, WV4 5RN

Situated within a popular estate in the sought-after location of Penn, to the Southwest of Wolverhampton, with its wealth of local amenities, including a range of excellent schools, amenities, shops and recreation.

Briefly, the extended accommodation includes two reception rooms, breakfast kitchen, three bedrooms, family bathroom and a garage. There is double glazing, radiator central heating with new boiler (all where specified), spacious gardens and a driveway.

The detached family home is offered with no upwards chain and the clients invite offers for consideration!

Viewing is highly recommended to fully appreciate the location, size and future potential the property has to offer.

Offers Around

£325,000



Entrance

Is made under a canopy, with wall light and uPVC door into

Reception Hall

With a ceiling light, coving, store cupboard, telephone point, radiator and doors into

Lounge

17' 7" x 11' 0" (5.36m x 3.35m)

Having double glazed windows to the front and side, ceiling and wall lights, coving, brick fireplace, radiator, TV point and double doors into



Dining Room

22' 8" max x 8' 0" max (6.91m x 2.44m)

Having ceiling lights, coving, two store cupboards, two radiators, double glazed patio doors to rear and further door to kitchen.

Kitchen Diner

17' 4" max x 9' 10" max (5.28m x 3.00m)

Having a range of fitted wall and base units, roll edge work surfaces, inset sink and drainer, central arch, integrated oven and hob, tiled floor, radiator, rear window and further doors to hall and garage.



Stairs

Rise from the hallway to first floor

Landing

With a ceiling light, coving, loft access hatch, radiator, double glazed window, airing cupboard with modern Worcester boiler and doors into



Bedroom One

11' 2" x 10' 9" (3.40m x 3.28m)

With a ceiling light, built-in wardrobe, corner cabinet, radiator and double glazed window.

Bedroom Two

11' 0" x 9' 10" (3.35m x 3.00m)

With two double glazed windows, ceiling light, built-in wardrobe and a radiator.

Bedroom Three

8' 4" x 6' 5" (2.54m x 1.96m)

With a double glazed window, ceiling light, radiator and a range of built-in storage.

Bathroom

6' 2" max x 5' 7" min (1.88m x 1.70m)

Having fully tiled walls, pedestal sink, panel bath with shower over, WC, radiator and a double glazed rear window.

Outside

To the fore is a large wrap around garden, mostly to lawn, plus side driveway leading to a garage and side access.

To the rear is a well kept garden, with lawn, a variety of shrubs and trees, patio, gated access to both sides, walk-in garden store cupboard, cold water tap and lighting.

Garage

17' 10" x 7' 5" (5.44m x 2.26m)

With a side window, rear door, front up and over door, ceiling light and shelving.

Location

The property is set within the popular area of Penn, to the southern fringe of Wolverhampton and well served by a wide range of amenities including good schools, shops, parks and so much more.

From the A449 Penn Road, turn into Mount Road, follow for some distance and turn left into Sandhurst Drive, then second right into Dunsley Grove. The property is the immediate corner property on the left.

NB

The property forms part of an Estate and probate has been granted. There is no upwards chain.

Curtains, carpets, blinds, light fittings will remain in-situ as seen. Any remaining contents are negotiable or will be removed prior to completion.

Council Tax: Wolverhampton Band D

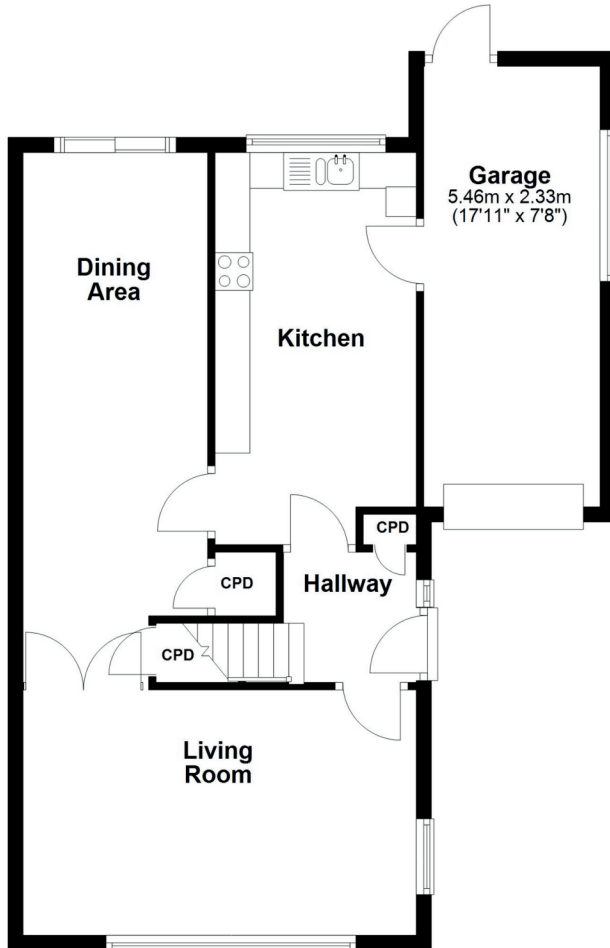
Title: Freehold

EPC Rating: C

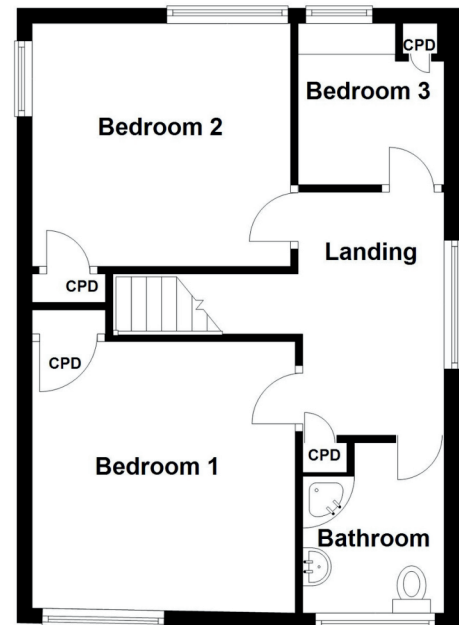


Total Floor Area = 96 square metres

Ground Floor



First Floor



1 Dunsley Grove, 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 577777

Email: sales@reespage.co.uk

Rees Page

www.reespage.com

01902 577775