

Rees Page



52 Buckingham Road, Penn, Wolverhampton, WV4 5TJ

Situated within the highly favoured location of Penn, to the south of Wolverhampton, and ideal for various schools and many surrounding amenities. This traditional freehold semi-detached family home is well presented throughout whilst providing great scope for remodelling and remodernisation.

In brief, the accommodation includes, two reception rooms, kitchen, utility, three bedrooms, bathroom, and garage, benefiting further from double glazing, radiator central heating (both where specified), boarded attic, driveway, and gardens.

The property can be offered with no upwards chain; fixtures & fittings will remain in situ and offers are invited for consideration.

Offers Around

£260,000



Entrance

Is made via a double glazed doorway with light above and opening into

Reception Hall

With a ceiling light, meter cupboard, radiator and doors into

Sitting Room

12' 3" x 11' 9" (3.73m x 3.58m)

With a double glazed front bow window, ceiling light, coving, feature stone fireplace with electric fire, TV point and a radiator.



Living Room

12' 2" x 11' 9" (3.71m x 3.58m)

Having double glazed patio doors to rear, ceiling light, coving, radiator and feature fireplace with gas fire and marble hearth.

Kitchen

9' 0" x 7' 1" (2.74m x 2.16m)

Having a range of fitted wall and base units, roll edge work surfaces, tiled splashbacks, inset sink and drainer, Zanussi electric oven, concealed extractor hood, tiled floor, understairs pantry, strip light, double glazed rear window and door to utility.



Utility

9' 10" x 7' 5" (3.00m x 2.26m)

With a strip light, wall cupboards, work surface, plumbing for washing machine, radiator, double glazed door and window to rear garden and door to garage.

Garage

15' 5" x 7' 8" (4.70m x 2.34m)

With a strip light, wall cupboards, shelving, cold water tap, door to utility and an up and over front door.

Stairs rise from the hallway to a first floor

Landing

With a double glazed side window, loft access hatch (loft is boarded and has a pull down ladder), airing cupboard and doors into

Bedroom One

12' 2" x 11' 8" (3.71m x 3.56m)

Having an extensive range of fitted wardrobes, drawers, dressing table, ceiling light, TV point, radiator and a double glazed rear window.



Bedroom Two

12' 2" x 7' 11" min to wardrobe doors (3.71m x 2.41m)

With fitted mirrored wardrobes to one wall, ceiling light, coving, TV point, radiator and a double glazed front window.

Bedroom Three

9' 0" max x 7' 9" max (2.74m x 2.36m)

With a fitted wardrobe, drawer unit, ceiling light, coving, TV point, radiator and a double glazed front window.

Bathroom

7' 1" x 6' 1" (2.16m x 1.85m)

Having a panel bath with shower over, vanity unit with wash basin, WC, tiled walls, tiled floor, radiator and a double glazed rear window.

OUTSIDE

To the rear is a west-facing low maintenance garden with patio and gravelled areas, three sheds, security light and a cold water tap.

To the fore is a landscaped garden with gravelled area, driveway and access to the garage.

Location

The property is situated to the south of Wolverhampton City, with a range of good amenities nearby including popular schools, shops, restaurants, bus routes, health care, library, and parks, all within reach.

From the A449 Penn Road turn onto Mount Road, follow for some distance and turn into Sandringham Road, then left into Buckingham Road and the property can be found after a short distance on the left.

For SATNAV use the postcode WV4 5TJ.

NB

The property forms part of an Estate and Probate has been granted.

The property can be offered with no upwards chain.

Fixtures & fittings such as curtains, carpets, light-fittings will remain in situ as seen.

Offers are invited for consideration.

Viewing is strictly by prior appointment via the agents.

Council Tax: Wolverhampton Band C

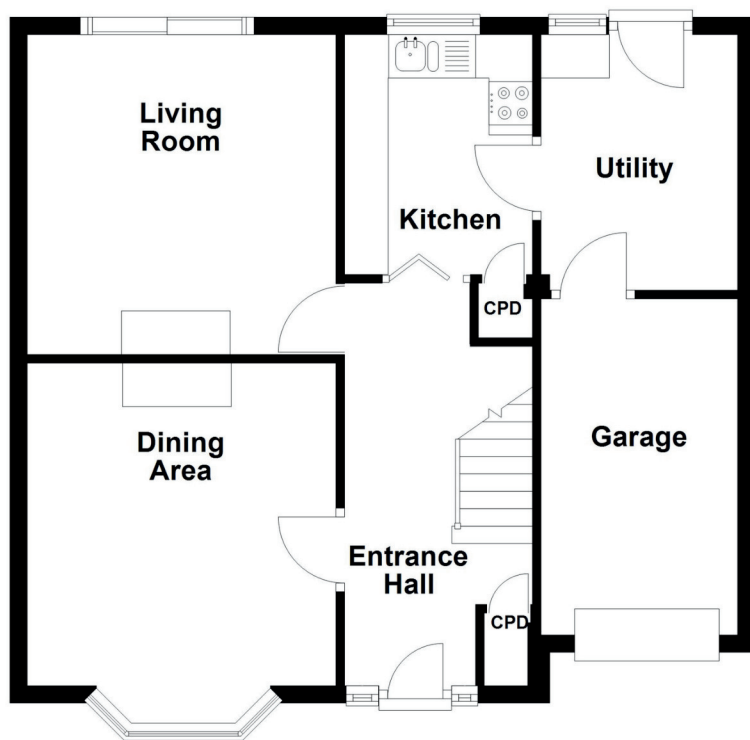
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Energy Performance Rating: D

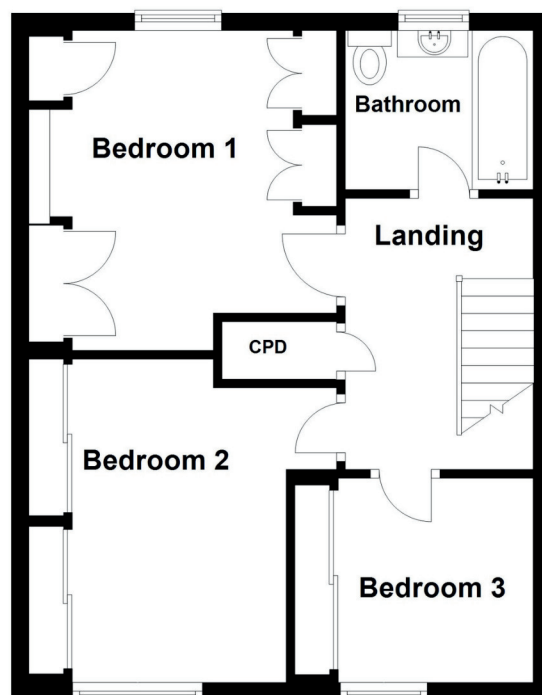


Total Floor Area = 86 square metres

Ground Floor



First Floor



52 Buckingham Road, 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

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www.reespage.com

01902 577775