

Rees Page



502 Penn Road, Wolverhampton, WV4 4HU

A traditional pre war semi-detached house developed and improved by the current owners over the years to provide a spacious versatile family home.

With double glazing and central heating (where specified), garage/utility/WC area, conservatory, driveway and a rear garden that is great for children and entertaining - viewing is highly recommended.

EPC 62 = D

Offers Around

£295,000



Entrance

Is made via a uPVC double glazed doorway into a storm porch with tiled floor, ceiling spotlights, front window and further door into;

Reception Hall

With a ceiling light, picture rail, radiator, laminate flooring, understairs cupboard, doors into;

Living Room

14'2 into bay – 13'0 max

With a double glazed front bay window, ceiling light, picture rail, open fireplace with electric fire, TV/Cable/Telephone points and a radiator.



Lounge

10'1-10'1

Ideal for use as sitting room, office, playroom... with an internal window, ceiling lights, picture rail, shelving, T.V point and a radiator.

Kitchen

13'3 – 8'11

With a range of fitted wall and base units, roll edge work surfaces, tiled splashbacks, sink and drainer, gas hob, double oven, ceiling lights, radiator, T.V point, extractor fan, door and window to utility and double doors to conservatory.

'Sun-Room' - Conservatory

18'10-9'1

With wall lights, fitted window seat, two radiators, TV point, and uPVC double glazed windows and doors to rear patio.



Garage/Utility area

Comprising of

Utility area

14'11 – 9'10max

With a ceiling light, sink unit, fuse board, radiator, plumbing for a washing machine, doors to kitchen rear garden and garage, plus incorporating a W.C room.

WC

With a double glazed rear window, ceiling light, W.C, hand wash basin, tiled floor and heated towel rail.

Garage area

With a ceiling light, power points, Biasi boiler, work bench, and double wooden doors to a front driveway.

Stairs rise from the reception hall to a first floor.

Landing

With a ceiling light, loft access hatch, doors into...

Bedroom 1

12'2min – 9'11max

with a double glazed front bow window, ceiling light, built-in wardrobes, picture rail, TV point and a radiator.



Bedroom 2
13'4max – 10'11max/7'5min
With a double glazed rear window, ceiling light, radiator and built-in cupboard.

Bedroom 3
10'1max-10'0
With a double glazed rear window, ceiling light and a radiator.

Bathroom
With tiled walls, panel bath with shower mixer unit, ceiling light, WC, fitted mirror, double glazed front window and opening into shower room, with a large feature walk-in shower, panelled walls, sink with cupboard below, extractor unit, light point and a towel radiator.

Outside
To the rear is a landscaped patio/entertainment area with block work seating bench, cold water tap, Astro turf 'ramp' down to spacious lawned garden with shed and variety shrubs to borders.

To the fore is a driveway and raised lawn area.

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

Council Tax
Band 'C' Wolverhampton City Council

EPC
62 = D

Location
The property is conveniently situated to the South West of the City of Wolverhampton, upon the A449 Penn Road, just 'down on the left' when heading into Wolverhampton off the Lloyd Hill island! Ideally situated for many surrounding amenities including shops and good schools, road networks. For SATNAV please use the postcode WV4 4HU





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

502 Penn 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.



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