

Rees Page



1 Leighton Road, Penn, Wolverhampton, WV4 4AP

Presenting a most desirable home within the highly popular area of Penn, to the south of the city. Lovingly modernised and well presented by the current owners, this traditional semi-detached house is immaculately presented throughout and commands viewing for full appreciation.

In brief, the well proportioned two reception room, three bedroom accommodation benefits from a modern integrated kitchen, modern bathroom suite, radiator central heating and uPVC double glazing (both where specified), block paved driveway, landscaped rear garden, garage/store, sheds, and so much more.

Contact us now to arrange a viewing!

Offers Around

£309,000



Entrance

Is made via a storm porch with double glazed front doors and windows, ceiling light, tiled floor and further door into

Reception Hall

With a ceiling light, smoke alarm, radiator, understairs cupboard, laminate flooring and doors into

Dining Room

13' 0" x 11' 4" (3.96m x 3.45m)

With a double glazed front bay window, ceiling light, radiator, open fireplace with inset log burning stove, TV and cable point, plus laminate flooring.



Lounge

13' 4" x 10' 11" (4.06m x 3.33m)

With double glazed patio doors to rear garden, ceiling light, open fireplace with inset log burning stove, radiator, TV point, and laminate flooring.

Kitchen

11' 3" x 9' 3" (3.43m x 2.82m)

A modern fitted kitchen comprising of wall & base units with work surfaces, inset sink, tiled splashbacks, integrated 5 ring gas hob, extractor canopy, electric double oven, washing machine, dishwasher, fridge, freezer, Worcester boiler, inset ceiling lights, smoke alarm, double glazed windows to side and rear plus side door to rear garden.



Stairs rise from the hallway to a first floor landing with a loft access hatch, ceiling light, smoke alarm, double glazed side window, and doors into

Bedroom One

16' 0" max into bay x 11' 5" max (4.88m x 3.48m)

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

Bedroom Two

11' 1" x 10' 11" max (3.38m x 3.33m)

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



Bedroom Three

9' 9" x 6' 8" (2.97m x 2.03m)

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

Bathroom

7' 0" x 6' 10" (2.13m x 2.08m)

Modern fitted suite of panel bath, WC, corner shower cubicle, fitted sink unit, part tiled walls, extractor fan, inset ceiling lights, chromed towel radiator, lino flooring and a double glazed rear window.

OUTSIDE:

The fore is block paved to provide off road parking.
To the rear is an attractive neatly presented garden of lawn, patio with glass wind breaks, coy carp pool, stocked flower beds, lighting, screened vegetable garden with raised beds and access to various very useful sheds, including

Shed 1

15' 6" x 11' 6" (4.72m x 3.51m)

Timber built, with side door and front windows, power points and strip lighting.

Shed 2

11' 8" x 7' 9" (3.56m x 2.36m)

Timber built, with side windows and door, power points and strip light.

To the side of the property is an attached garage/store

'Garage'

18' 0" max x 9' 11" max (5.49m x 3.02m)

Former garage that has some internal partition stud walls added to provide two 'zones' - a store area to the fore with up and over garage door to front driveway, and rear area with shelving and glazed door to rear garden.

Location

The property is situated within the ever sought after area of Penn, to the South of the City and well served by local surrounding amenities, including shops and good schools.

From the A449 Penn Road, turn into Wynn Road and then left into Leighton Road and the property is on the left.

For SATNAV please use the postcode WV4 4AP.

NB

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

Fixtures and fittings are negotiable.

We are informed by the vendors of the following schedule of works:

Windows and doors were replaced in two phases, across 2017 and 2020

Bathroom was refitted in 2020

Kitchen was refitted in 2020

Property was rewired in 2016

Garage roof was replaced in 2024

Main roof to property was replaced in 2024

Rear garden was relandscaped in 2021

Driveway was block paved in 2024

Council Tax: Wolverhampton Band C

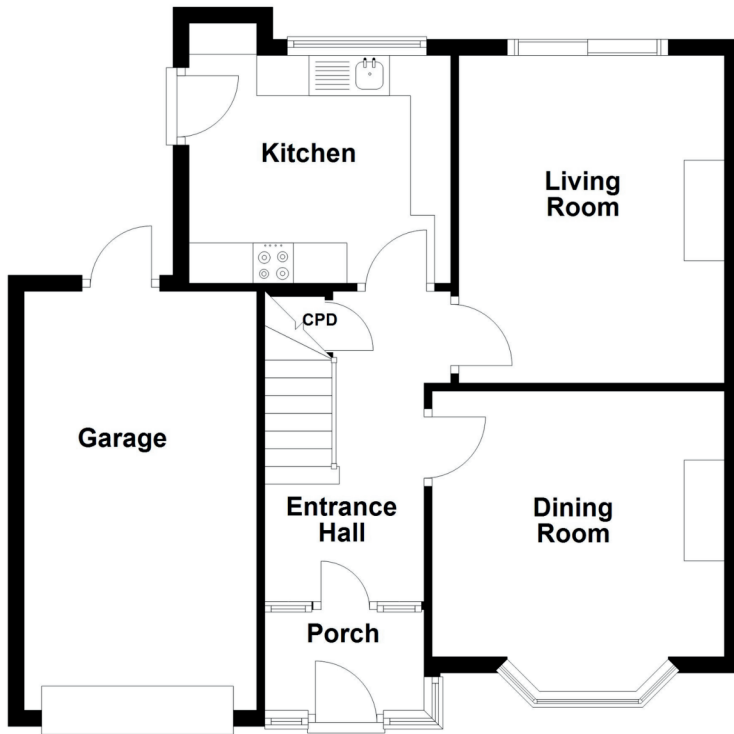
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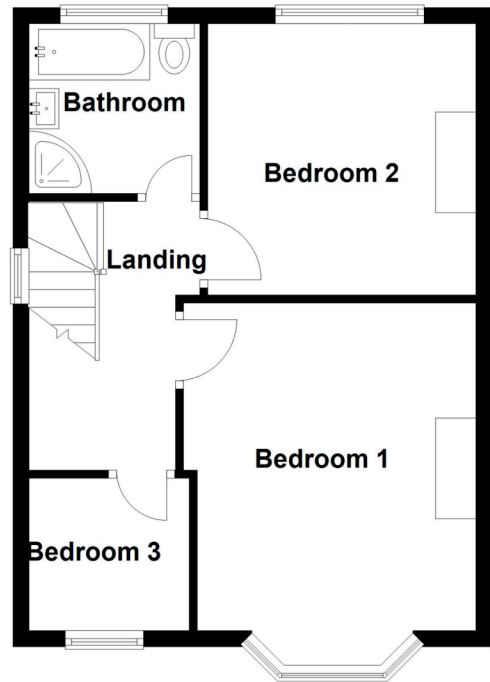


Total Floor Area = 89 square metres

Ground Floor



First Floor



1 Leighton Road, 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.



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