

Rees Page



6 Trimpley Gardens, Penn, WV4 5PG

Situated within a pleasant cul-de-sac within this popular area of Penn to the South of Wolverhampton. This three-bedroom detached bungalow benefits from double glazing and radiator central heating (where specified) and offers a great deal of future potential.

The deceptively spacious and well-presented accommodation should be viewed for full appreciation.

In addition are a garage, driveway, and well-kept gardens, plus no upwards chain and offers invited for consideration.

EPC - (67=D)

Offers Around

£310,000



Entrance

Is made via UPVC Double glazed doors into a Storm Porch with a ceiling light, tiled floor, further door into

Reception Hall

With a ceiling light, coving, loft access hatch, radiator, airing cupboard, boiler cupboard with Worcester boiler, doors into

Living Room

24' 5" x 11' 0"(max) /8'0" (min) (7.44m x 3.35m max / 2.44m min)

With double glazed windows and door to the rear garden. Two ceiling light and roses, coving, two radiators, feature stone fireplace (non-operational), TV & cable points.



Kitchen

9' 11" x 8' 11" (3.02m x 2.72m)

With a range of fitted wall & base units, roll edge work surfaces, sink & drainer, serving hatch to dining area, tiled splashbacks, tiled floor, plumbing for a washing machine, electric oven and hob, built in fridge freezer, coving, ceiling light, double glazed window and door to rear garden.

Bedroom One

11' 7" x 9' 1" (3.53m x 2.77m)

Having a range of fitted wardrobes, ceiling light, radiator, and a double-glazed front bow window.

Bedroom Two

9' 11" x 9' 11" (3.02m x 3.02m)

Having a range of fitted bedroom furniture, ceiling and wall lights, coving, radiator, telephone and cable TV points, double glazed front bow window.

Bedroom Three

9' 11" x 9' 1" (3.02m x 2.77m)

Having a range of fitted bedroom furniture, ceiling and wall light, radiator, and a double-glazed side window.



Shower Room

6' 11" x 5' 6" (2.11m x 1.68m)

With a large, glazed shower cubicle, ceiling light, extractor fan, tiled walls, WC, pedestal wash basin, double glazed side window.

Outside

To the rear is an enclosed garden with patio area, side access, access to brick store cupboard and rear door to garage. Well stocked borders, lawn, rockery and rose garden.

To the fore is a neat, landscaped garden of lawn, stocked borders, block paved driveway, gated side access and access to the garage.

Garage

16' 11" x 8' 7" (5.16m x 2.62m)

With an electric roller shutter front door, ceiling light, meter and fuse board, wall light, and door plus window to rear garden.

Council Tax

Band 'D' - Wolverhampton Council

EPC - D rating - a copy is available on request.

Title

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

Location

The property is set in a cul-de-sac within the popular are of Penn to the south of Wolverhampton.

From the A449 Penn Road turn onto Church Hill then right into Lea Manor Drive, left into Trimpley Gardens and the property can be found after a short distance on the left.

NB

The property forms part of an estate and a grant of probate has been applied for.

There is naturally no upwards chain.

Fixtures and fittings such as carpets, curtains, light fittings will be left in situ as seen.

Any remaining contents is potentially negotiable or will be removed prior to completion.

Viewing is strictly via prior appointment with the agent.

Offers are invited for consideration.



Ground Floor



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

6 Trimley Gardens, 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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