



## 1 Church Walk, Penn Fields, Wolverhampton, WV3 7BX

Presenting a period extended detached dormer-bungalow residence, within a cul-de-sac setting, close to a wide range of local amenities, and benefiting from/including, lounge, dining area, kitchen, two bedrooms and bathroom to ground floor. A further bedroom and small ensuite WC is situated on the first floor.

There is radiator central heating and uPVC double glazing (both where specified) plus a front garden and driveway, with a gated side drive leading to a rear garage.

To the rear is a formal, mature garden, beyond which extends a further wild garden area that offers great potential!

The property will require a future scheme of refurbishment and re-modernisation; however viewing is highly recommended for full appreciation of future potential.

Offers Around

**£275,000**





### Entrance

Is made via a 'storm porch', with front door, leaded windows, wall light, gas meter and further glazed door into

### Reception Hall

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

### Lounge

12' 0" x 12' 0" (3.66m x 3.66m)

With a double glazed front bow window, radiator, ceiling light, coving, gas fire and surround, TV point and archway into



### Dining Room

12' 0" x 8' 1" (3.66m x 2.46m)

With a double glazed side window, ceiling light, coving, radiator and door into

### Kitchen

12' 10" x 9' 0" (3.91m x 2.74m)

Having a lobby area with ceiling light, understairs cupboard, door to side porch, and opening into kitchen area. With a range of fitted wall and base units, roll edge work surfaces, inset sink and drainer, tiled splashbacks, gas cooker point, plumbing for a washing machine, strip light, radiator, double glazed rear window, Ideal Logic boiler and door into hallway.



### Rear Porch

With a strip-light, door from kitchen, side window, shelving, tiled floor, and doors to both front and rear gardens.

### Bedroom One

12' 6" to wardrobe doors x 11' 5" (3.81m x 3.48m)

With built in wardrobes to one wall, ceiling light, radiator and two double glazed windows.



### Bedroom Two

12' 0" x 11' 5" (3.66m x 3.48m)

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

### Bathroom

6' 11" x 6' 7" (2.11m x 2.01m)

Having a panel bath with shower over, pedestal washbasin, WC, vanity unit, ceiling light, tiled splashbacks, radiator and Dimplex heater, plus double glazed rear window.



### Stairs

rise from the hallway to a first floor

### Landing

With a ceiling light, double glazed side window, airing cupboard and door into

### Bedroom Three

11' 4" max x 16' 2" max (3.45m x 4.93m)

With a rear window, ceiling light, walk in cupboard, eves access, radiator and door into



### En-Suite

With a WC, ceiling light and corner hand wash basin.



### OUTSIDE:

To the fore is a driveway and lawn, plus side access and gates to side driveway leading to rear garage.

To the rear is a mature garden with lawn, established borders, patio, trees and bushes, plus pathway down to a large 'secret' rear garden, with lots of potential! Overgrown but ideal for gardeners/families once landscaped.

### Garage

18' 10" x 7' 10" min (5.74m x 2.39m)

With an up and over front door, rear window, strip light, power points, work bench and shelving

### Location

The property is situated to the popular south of Wolverhampton, ideal for many local amenities and commute into the city. From The A449 Penn Road, turn into Stubbs Road, on into Birches Barn Road B146, left into Church Walk, and the property is on the right. For SATNAV use the postcode WV3 7BX.



### NB

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

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

Viewing is strictly by prior appointment.

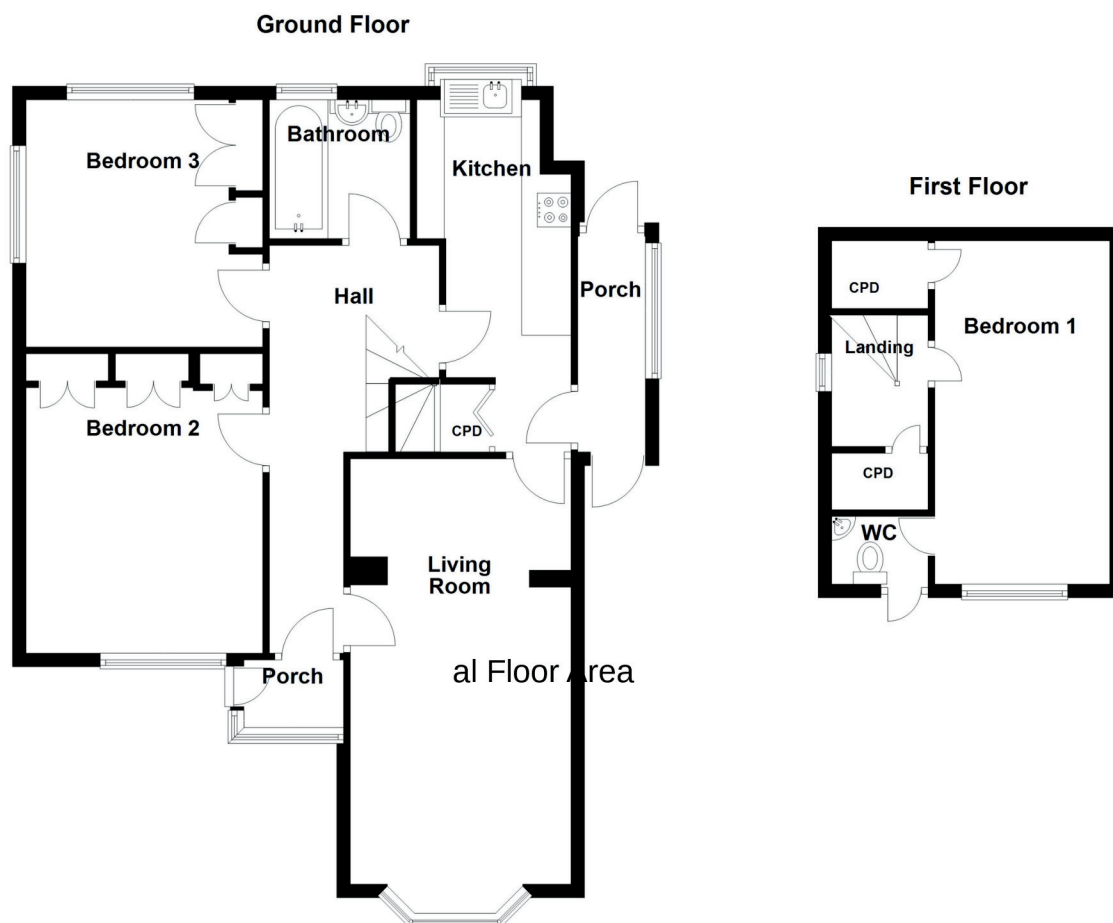
**Council Tax Banding** - Wolverhampton Band C

**Title** - Freehold

**Energy Performance Rating** - E



**Total Floor Area = 96 square metres**



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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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