

# Rees Page



## 94 Wynn Road, Penn, Wolverhampton, WV4 4AN

Situated within the highly sought after location of Penn, to the South of Wolverhampton with its extensive range of local amenities and services. This traditional semi-detached home is sure to generate much interest.

Briefly, the three-bedroom accommodation also benefits from two reception rooms, kitchen, garden room, downstairs WC and a family bathroom and benefits from radiator central heating and double glazing (both where specified), driveway and generous rear garden.

The property is offered with no upwards chain and offers are invited for consideration.

Although now in need of a scheme of refurbishment, the property's location, size and potential is sure to appeal.

Offers Around

**£235,000**





### Entrance

Is made via a double glazed front door

### Reception Hall

With a ceiling light, radiator, telephone point, side windows and doors into

### Lounge

13' 0" max into bay x 12' 6" max (3.96m x 3.81m)

With a double glazed front bay window, ceiling light, marble fireplace with wood mantle, TV point and a radiator.



### Dining Room

12' 0" x 10' 8" max (3.66m x 3.25m)

With a ceiling light, radiator and double glazed door to rear garden room.

### Garden Room

13' 6" x 8' 1" (4.11m x 2.46m)

With single and double doors to the rear garden, multiple light points, radiator and further doors to a WC and kitchen.



### WC

With a Worcester boiler, eco hand wash basic/WC combo, radiator, extractor fan and strip light.

### Kitchen

12' 0" max x 8' 4" min (3.66m x 2.54m) / 8' 8" max x 4' 9" min (2.64m x 1.45m)

Having a range of fitted cupboards and work surfaces, plus inset sink and drainer, gas hob, extractor canopy, strip light, plumbing for a washing machine, two double glazed windows and further door to hallway.



**Stairs** rise from the hallway to a first floor

### Landing

With a wall light point, double glazed side window and doors into

### Bedroom One

12' 8" x 11' 3" to chimney breast (3.86m x 3.43m)

With a double glazed front window, ceiling light, radiator and laminate flooring, plus built-in cupboards.



## Bedroom Two

10' 9" max x 10' 5" (3.28m x 3.17m)

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

## Bedroom Three

8' 8" x 7' 4" (2.64m x 2.24m)

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

## Bathroom

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

With fully tiled walls, bath with shower over and screen, wash basin, WC, towel radiator, extractor fan, ceiling light, loft access and a double glazed front window.

## OUTSIDE

To the rear is a generous sized garden with patio areas, lawn, greenhouse, poly tunnel, stocked borders and further 'wild' area.

To the fore and side is a gravelled driveway, wall light and gated side access.

## Location

Situated to the popular South of Wolverhampton, Penn is well served by many amenities including shops, schools, parks and much more.

From the A449 Penn Road, turn into Wynn Road, follow for some distance and the property can be found on the left side.

For SATNAV please use the postcode WV4 4AN

## NB

The property forms part of an Estate, and Probate has been applied for.

There is no upwards chain.

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

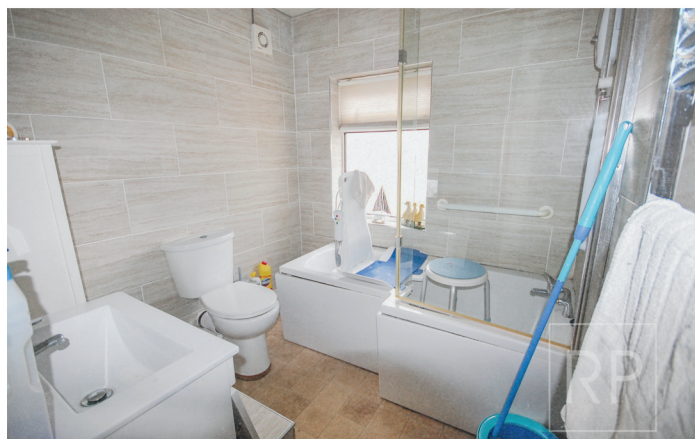
Any remaining contents are potentially negotiable or will be removed prior to completion.

Offers are invited for consideration.

**Council Tax:** Wolverhampton Band C

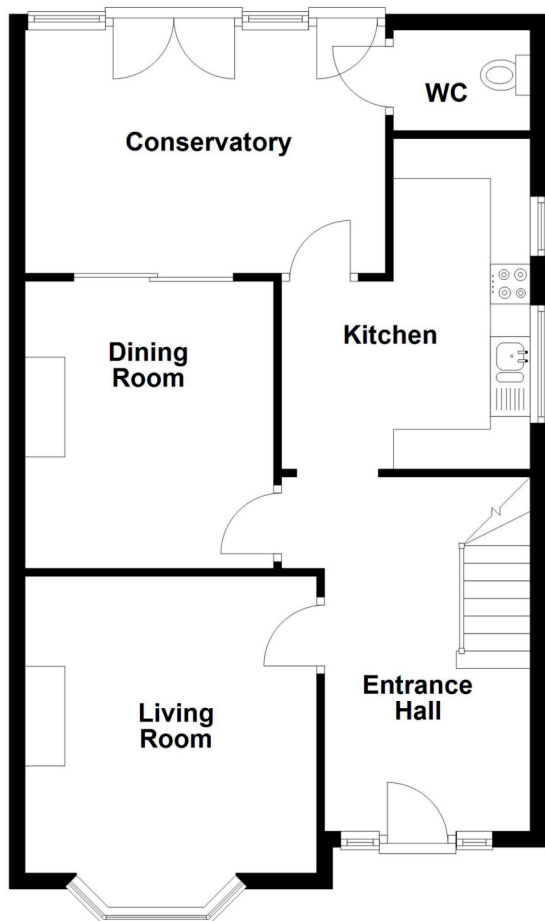
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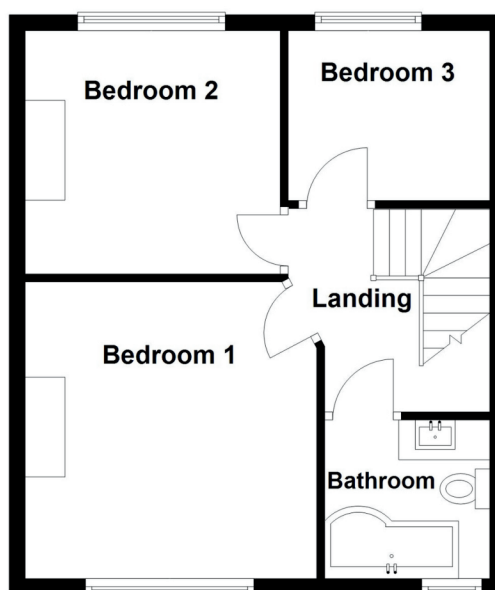


**Total Floor Area = 72 square metres**

**Ground Floor**



**First Floor**



**94 Wynn 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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