

Rees Page



8 Wynn Road, Wolverhampton, WV4 4AL

A traditional semi-detached home, within this favoured location of Penn and set within a spacious plot that would lend itself to future extension (subject to any necessary permissions).

The three-bedroom home is fairly original throughout and as such requires a full and comprehensive scheme of refurbishment and modernisation.

The property and plot does offer much potential and viewing is recommended.

EPC - F

Title - Freehold

Offers Around

£219,000



Ground Floor

Entrance

Is made via an open porchway to a front door, opening into.

Reception Hall

With a ceiling light, picture rail, radiator and understairs cupboard.

Lounge

13' 0" x 11' 3" (3.96m x 3.43m)

With a front window, ceiling light, picture rail, radiator, and a tiled fireplace with gas fire.



Dining Room

12' 7" x 11' 0" (3.84m x 3.35m)

With glazed windows and French door to rear. A ceiling light. Picture rail, built-in cupboard, and a gas fire with back boiler.

Kitchen

8' 11" x 7' 0" (2.72m x 2.13m)

With a strip light, cupboards, sink & drainer, plumbing for a washing machine and dishwasher. radiator, window to side and door to rear.



Garden Room

14' 6" x 5' 6" (4.42m x 1.68m)

Dwarf brick wall construction with upvc double glazed window frames and glazed roof panels. Having windows and door to rear garden, and door into WC area with toilet.

Stairs rise from the hallway to the first floor.

First Floor

Landing

With a side window, picture rail, loft access hatch, airing cupboard, doors into.

Bedroom One

13' 4" (into bay) x 11' 4" (4.06m x 3.45m)

With a front bay window, ceiling light, picture rail, and a radiator.

Bedroom Two

12' 7" x 11' 3" (3.84m x 3.43m)

With a rear window, ceiling light, fireplace, a picture rail and radiator.



Bedroom Three

8' 11" x 7' 0" (2.72m x 2.13m)

With a rear window, ceiling light and a radiator.

Bathroom

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

With a front window, panel bath, washbasin , WC and ceiling light.

Outside

To the rear is a well-kept simple garden with borders, lawns, two out-sheds, dilapidated greenhouse, and spacious gated side access.

The property offers great views at the bottom of the garden, with no property overlooking houses on this side of wynn road, offering great amenity for gardeners.

To the fore is a lawned garden.

The garden lends itself for development of a driveway/garage/extension, subject to any necessary permissions.

Location

The property is situated within the popular area of Penn, to the south of the city and served by a great range of surrounding amenities including shops, good schools, parks and convenient for road and bus routes being located just off the A449 Penn Road. For SATNAV please use the postcode WV4 4AL

NB

The property forms part of an estate and as such requires Probate, which has been granted.

There is no upwards chain.

The property is sold as seen and any remaining fixtures & fittings will remain in situ.

Offers are invited for consideration.

Title

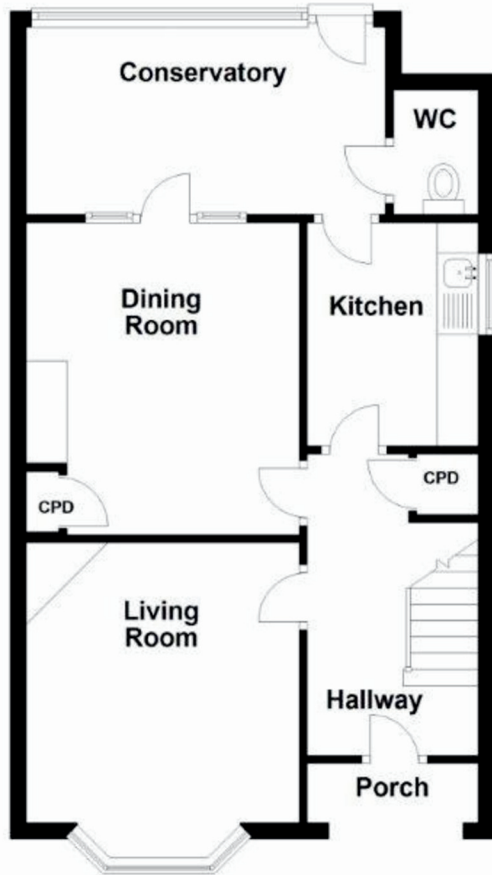
We are advised that the property is freehold.

Council Tax Band - Band C = £2,040.01

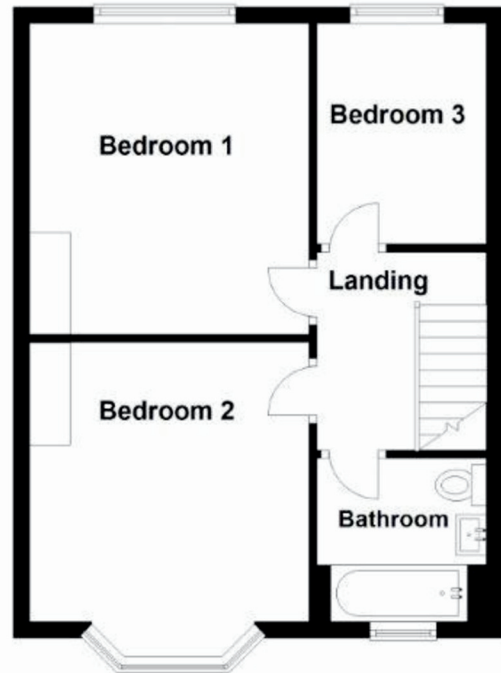
EPC - 33 - F



Ground Floor



First Floor



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

8 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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