

# Rees Page



## 35 Wynn Road, Penn, WV4 AJ

A superb traditional 1930's semi-detached home, set within popular Penn, to the South West of the City and well served by extensive local amenities.

Lovingly refurbished and extended by the current owners, the spacious accommodation on offer demands viewing for full appreciation.

Well-presented throughout, the accommodation also benefits from double glazing and radiator central heating (both where specified), a downstairs, WC, fabulous family kitchen, utility area and garage, a front driveway and southerly facing rear garden.

Offers Around

**£300,000**



#### Entrance

Is made via a uPVC double glazed doorway into a 'storm porch' with Minton tiled floor, original leaded door and side windows, into;

#### Reception Hall

With a ceiling light, built-in meter cupboard to alcove with coat hooks, coving, picture rail, leaded side window (secondary glazed), radiator with cover, Minton flooring, doors into;

#### Guests W.C

With a W.C, hand wash basin, side window, gas meter cupboard, radiator, quarry tiled floor, ceiling light and Manrose extractor fan.



#### Sitting Room

14'5 into bay – 12'0 max

With a double glazed bay window, radiator, feature open fireplace with original mantle surround, ceiling light and picture rail.

#### Living Room

13'6 – 11'10

With a double glazed French door and windows to rear garden, feature inset log burner to chimney, ceiling light, radiator, cable T.V point and wooden flooring.



#### Extended family kitchen/diner

22'1 max – 13'5 max

A fantastic family room constructed in 2012 and comprising of a beamed vaulted ceiling with skylights, ceiling lights, wall and base units, roll edge wooden work surfaces, tiled splash backs, quarry tiled floor, two radiators, chimney recess, original built-in larder cupboard, Belfast sink, space for Rangemaster 90 cooker (available by separate negotiation), extractor hood above, double glazed window with shutters to rear, double glazed doors to rear, double glazed door into;

#### Utility

7'11 – 7'4

With strip light, work surface with sink and cupboard, plumbing for washing machine, electric heater, tiled floor, door to rear garden, door into;



#### Garage

16'3 – 6'11 (min)

With double doors to the front and rear door into utility area.

Stairs rise from the Hallway to a first floor;

#### Landing

With a ceiling light, coving, leaded window to side, built-in cupboard, loft access hatch with pull down ladder (the loft is boarded and is a fantastic size)!

**Bedroom 1**  
14'2 – 12'1

With a ceiling light, picture rail, two radiators, featured tiled fireplace, double glazed front bay window.

**Bedroom 2**  
13'5 – 12'1

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

**Bedroom 3**  
9'11 max – 8'11 max

With a double glazed rear window, ceiling light point, original coat hooks in alcove, feature tiled fireplace, cable T.V point and a radiator.

**Bathroom**  
8'9 – 7'9

With a ceiling light point, tiled splash backs, panel bath with shower over, pedestal wash basin, W.C, double glazed windows and shutters, plus a radiator.

**Outside**

To the rear is an enclosed Southerly facing garden with well stocked borders, lawn, patio, shed, security light, cold water tap.

To the fore is a gravelled driveway and stocked borders.

**Title**

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

**Council Tax**

Band 'C' – Wolverhampton City Council.

**EPC**

TBC

**N.B**

The property can potentially be offered with no upwards chain.

Curtains, carpets and light fittings are included.

Rangemaster cooker is available by separate negotiation.

Viewing is strictly by prior appointment.

**Location**

Set within the heart of Penn, with its abundance of local amenities, including shops, bus routes, parks, and good schools. From the A449 Penn Road, turn into Wynn Road, follow for a short distance and the property is on the left. For SATNAV please use the postcode WV4 4AJ



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.



## **ADAM WHITEHOUSE**

8-12 Waterloo Road  
Wolverhampton  
WV1 4BL

T: 01902 577775

Email: [sales@reespage.co.uk](mailto:sales@reespage.co.uk)