

Rees Page



35 Wynn Road, Penn, Wolverhampton, West Midlands WV4 4AJ

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

Well presented throughout, the spacious three bedroom accommodation on offer demands viewing for full appreciation, and benefits from both period and modern features, including double glazing and radiator central heating (both where specified), a downstairs, WC, fabulous family kitchen, utility area, spacious loft area, garage, a front driveway and southerly facing rear garden. A truly lovely home.

EPC - D

Offers Around

£325,000

Freehold



Ground Floor

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 WC

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



Lounge

14' 5" (into bay) x 12' 0" (max) (4.39m x 3.66m)

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

Dining Room

13' 6" x 11' 10" (4.11m x 3.61m)

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.

Family Kitchen Diner

22' 1" max x 13' 5" max (6.73m x 4.09m)

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" x 7' 4" (2.41m x 2.24m) 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" x 6' 11" (min) (4.95m x 2.11m)

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



First Floor

Landing

Stairs rise from the reception hall to a first floor landing, with a ceiling light, coving, leaded window to side, built-in cupboard (with radiator), and a loft access hatch with fold down/easy close wooden ladder (NOTE the loft is boarded and is a fantastic size, and ripe for conversion - subject to any necessary permissions!)

Bedroom 1

14' 2" x 12' 1" (4.32m x 3.68m)

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

Bedroom 2

13' 5" x 12' 1" (4.09m x 3.68m)

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

Bedroom 3

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

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" x 7' 9" (2.67m x 2.36m)

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**Gardens**

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 - D**N.B.**

Curtains, carpets and light fittings are potentially included.

Rangemaster cooker is potentially included.

Offers are invited for consideration.

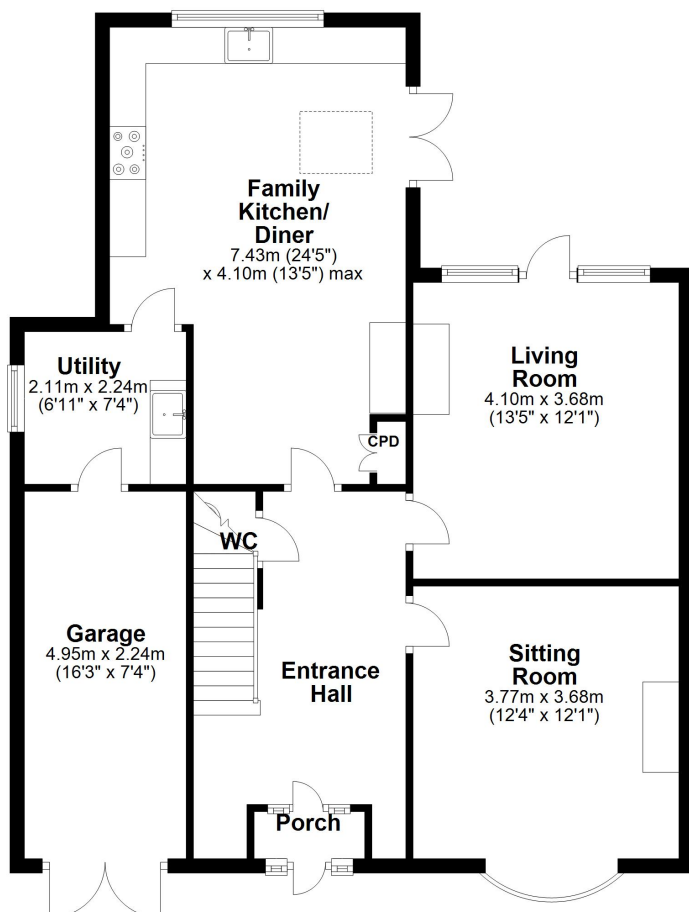
Viewing is strictly by prior appointment via the agents.

Location

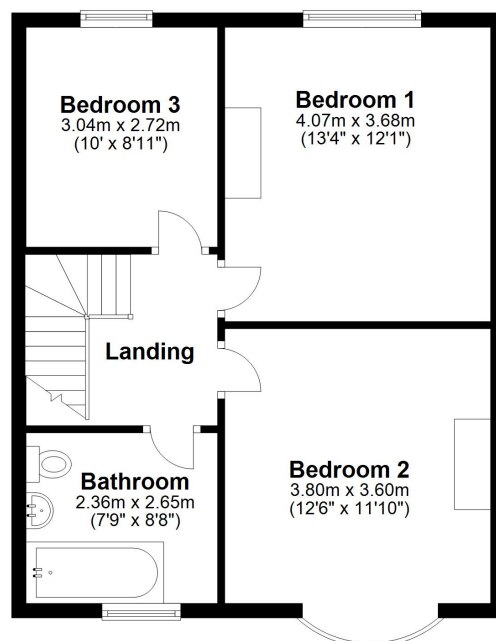
Set within the heart of Penn, with its abundance of local amenities, including shops, bus routes, parks, and good schools. From the A449 Penn Road, turn into Wynn Road, follow for a short distance and the property is on the left. For SATNAV please use the postcode WV4 4AJ



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.

35 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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