

Rees Page



88 Pinfold Lane, Penn, Wolverhampton, WV4 4EP

A traditional semi-detached home, situated in the popular area of Penn, to the Southwest of the City and well served by a wide range of local amenities. This spacious three-bedroom family home is well kept and presented but would now benefit from a scheme of refurbishment and offers great potential.

The property does benefit from double glazing and radiator central heating (both where specified). Has a driveway, rear garage/workshop, gardens and is offered with no upwards chain.

EPC - F(36)
Title - Freehold
Council Tax Band - C

Offers Around

£265,000



Ground Floor

Entrance

Is made via a double glazed doorway into.

Storm Porch

6' 1" x 4' 10" (1.85m x 1.47m)

With a strip light, laminate flooring, glazed door into.

Reception Hall

With a ceiling light, radiator, understairs cupboard with smart meters, doors into.

Sitting Room

13' 9" (Into bay) x 11' 1" (Max) (4.19m x 3.38m)

With a double glazed front bay window, TV point, tiled fireplace with gas fire, coving, ceiling light and a radiator.

Living Room

19' 10" x 10' 10" (Max) (6.05m x 3.30m)

With double glazed windows to the rear, two ceiling lights and two wall lights, coving, stone fireplace with gas fire, TV point and a radiator.

Kitchen

18' 4" (Max) / 13' 4" (Min) x 6' 5" (Max) / 3' 0" (Min)

With a range of wall and base units, square edge work surfaces, sink/drainer plus mixer tap, tiled splashbacks, inset gas hob and electric oven, plumbing for a washing machine, water meter, radiator, ceiling strip lights, double glazed front windows to side and rear, and glazed door to side. Further door into.

Boiler Room

4' 8" x 3' 0" (1.42m x 0.91m)

With a Glow-worm boiler, shelving, ceiling light and rear window.

Stairs rise from the hallway to the first floor.

First Floor

Landing

With a strip light, loft access hatch, and door into.

Bedroom One

14' 0" (Into bay) x 11' 0" (Max) (4.27m x 3.35m)

With a double glazed front window, fitted wardrobes to one wall, ceiling light, coving and a radiator.

Bedroom Two

12' 11" x 10' 10" (3.94m x 3.30m)

With a double glazed rear window, ceiling light, radiator and built in wardrobes and storage to one wall.



Bedroom Three

10' 1" x 6' 7" (3.07m x 2.01m)

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



Bathroom

8' 0" (Max) x 5' 9" (Max) (2.44m x 1.75m)

With a ceiling light, part tiled walls, panel bath, basin with cupboard below, WC, radiator, airing cupboard, and double glazed side window.



Outside

To the rear is an established well kept garden, West facing and with lawn, patios, summerhouse, shed, cold water tap, and a wide range of plants and bushes.

To the side is a driveway with gates to the front, and access to the rear garage/workshop.

To the fore is a tarmac driveway with borders.

Garage/Workshop

14' 10" x 9' 2" (4.52m x 2.79m)

With double doors to the front, strip light, work bench, power points, side window, sliding door into.

Potting Shed

9' 2" x 5' 9" (2.79m x 1.75m)

With windows to the rear and side, glazed door to rear, strip light, power point and work bench.



Location

The property is situated within the popular area of Penn, well served by a range of surrounding local amenities, including, schools, parks, shops and restaurants.

From the A449 Penn Road, turn into Pinfold Lane and follow for some distance, the property can be found on the right.

For SATNAV please use the postcode WV4 4EP

NB

The property is offered with no upwards chain.

Curtains, carpets and light fittings will remain in situ.

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

Offers are invited for consideration.

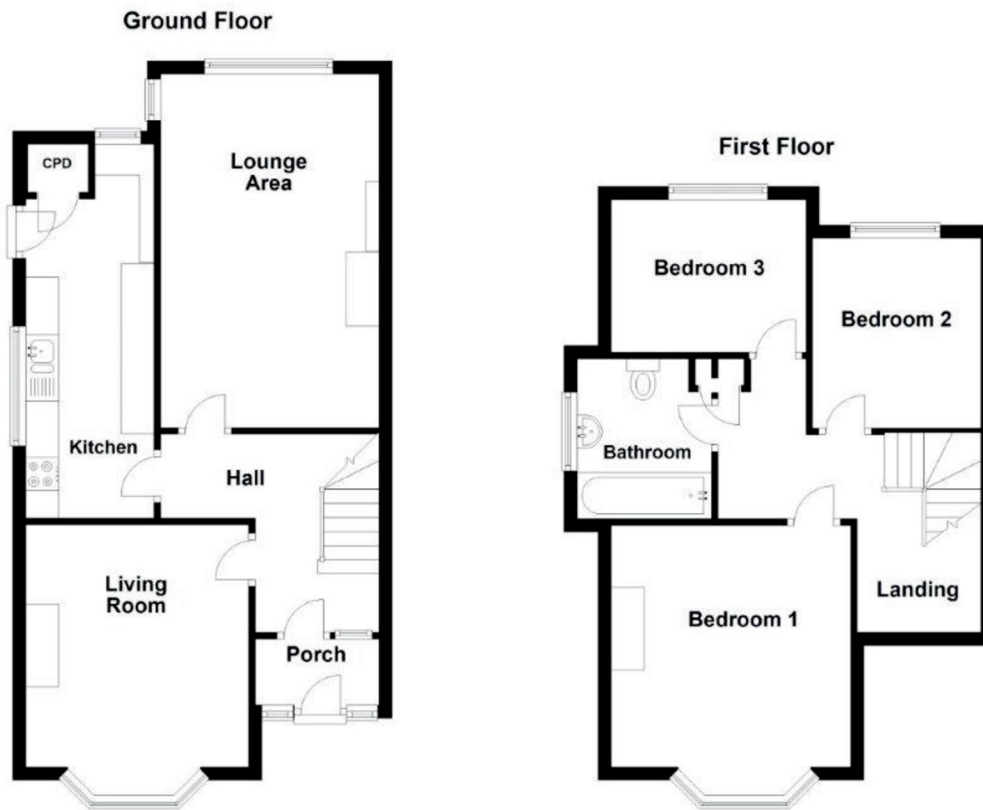
Viewing is strictly by prior appointment via the agent.

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

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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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