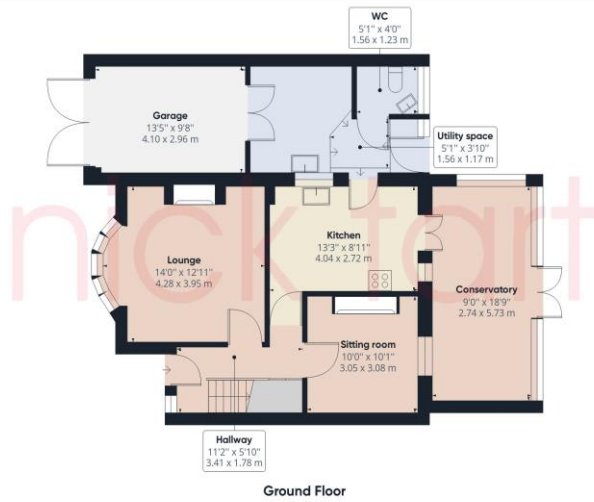




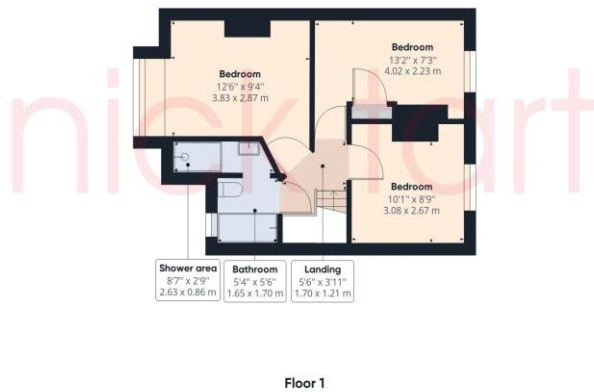
nick tart

502 Penn Road, Penn, Wolverhampton, WV4 4HU





Approximate total area<sup>(1)</sup>  
1328.51 ft<sup>2</sup>  
123.42 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



# Penn Road, Penn, Wolverhampton, WV4 4HU

- Lounge
- Sitting room
- Kitchen
- Utility + downstairs WC
- 3 Bedrooms
- Bathroom with shower area
- Generous garden & driveway
- EPC: D62

## The accommodation in further detail comprises...

**Entrance porch** which has tiled flooring, UPVC double-glazed front door and window.

**Entrance hall** which has composite style front door with obscure glass, single-glazed window with obscure glass, radiator, laminate flooring, staircase rising to the first floor, understairs storage cupboard, and doors to...

**Lounge** which has a feature inset fireplace, UPVC double-glazed bay window to the fore and radiator.

**Sitting room** which has radiator and UPVC double-glazed window to the rear.

**Kitchen** which has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, integrated dishwasher, radiator, built in electric oven, separate gas hob with extractor fan over, wine rack and a side door leads to...

**Garage/utility** which enjoys a downstairs WC, wash hand basin, heated towel rail, sink unit with mixer tap and storage under, plumbing for washing machine, space for dryer and double doors lead to the garage store which houses the gas combination boiler and has the benefit of power and light points.

**Conservatory** which offers a timber window seat, radiator and UPVC double-glazed doors leading out to the patio and garden.

**Landing** which has hatch to roof space and doors to...

**Bedroom** which has UPVC double-glazed window to the rear and radiator.

**Bedroom** which has UPVC double-glazed window to the rear, radiator and the benefit of a built-in wardrobe.

**Bedroom** which enjoys fitted his & her wardrobes, UPVC double-glazed window to the fore and a vertical radiator.

**Bathroom** which has a P shaped panel bath with shower over, WC, part tiled walls, wood effect flooring and a squared archway leading to the shower area which has the further benefit of a wash hand basin with vanity unit under and a heated towel rail.

**Outside** the property the garden has a paved patio area with Astro turf lawn whilst a paved walkway leads to the lawn beyond. To the front of the property is a driveway that allows off road parking.

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax** – Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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**Also at**  
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport



