



Bartlams

196 Windsor Avenue, PENN, WV4 4BP



# £420,000

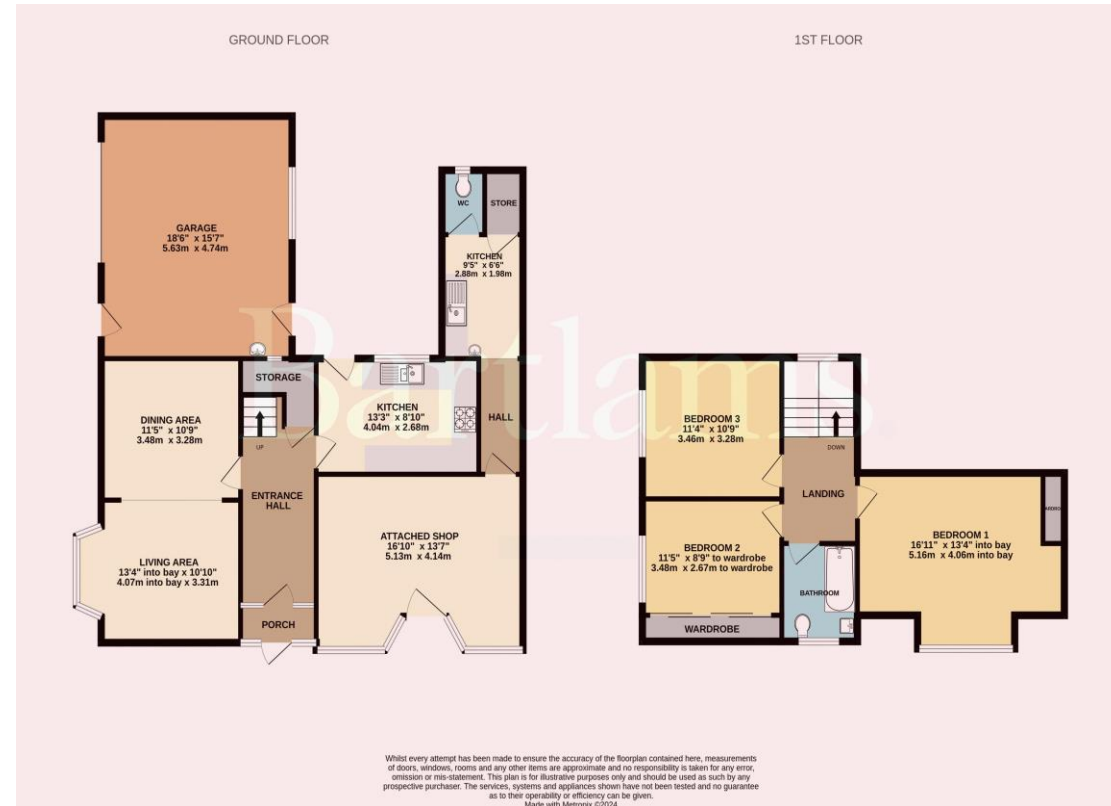
## EXCLUSIVE OPPORTUNITY TO ACQUIRE A SEMI-DETACHED THREE-BEDROOM HOME WITH ATTACHED COMMERCIAL SPACE

Situated in a sought-after residential area, this property enjoys a prime corner location, conveniently positioned near essential amenities such as schools, shopping centers, and easily accessible bus routes to Wolverhampton City Centre.

With the potential for expansion subject to planning approval, this family residence has been redesigned to offer generous living spaces across both its ground and upper levels. The ground floor comprises a spacious living/dining area featuring a bay window, a well-appointed kitchen, and an inviting entrance hall. Additionally, a sizable garage on the side provides access to both the front and rear of the property. Upstairs, three ample double bedrooms with wardrobes fitted to the first and second, a fitted bathroom, and a generously proportioned landing. The converted loft offers versatility to suit various needs.

Outside, there is an enclosed driveway at the front that offers parking for multiple vehicles, along with access to the garage. To the rear is a low maintenance garden

**Agent Notes:** The attached commercial section includes a front room currently utilized as a hair salon, a fitted kitchen, and a WC. This commercial space operates on separate electric and water meters, with no gas connection. Presently, it generates an annual rental income of approximately £5800. Prospective buyers are urged to explore mortgage options with our dedicated team – please call for more information.



Freehold  
COUNCIL TAX BAND - C  
EPC RATING - TBC

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE:** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.



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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED: ..... DATE: .....

