



Bartlams

67 Swan Bank, PENN, WV4 5PZ





# £199,950

Situated in one of the most sought-after locations in Penn, Wolverhampton and within easy walking distance of the majority of amenities including local shops.

This characteristic period terraced property has been restyled by the present owners to incorporate a host of attractive and contemporary features throughout yet retaining the charm and appeal of a period property.

Constructed to a traditional design the deceptive and versatile interior has the benefit of gas central heating and double glazing, front living room, a charming dining room, rear galley kitchen with gas hob and double aspect windows. A staircase leading down to the cellar, useful for storage space or has the potential to be converted to a 'games or cinema room'.

On the first floor, there are two double bedrooms and a modern bathroom with a separate shower cubicle.

At the rear of the property is an enclosed landscaped garden which provides a most enjoyable outlook overlooking allotments.

Freehold. Council Tax - B. EPC - D.

- IDEAL FIRST TIME PURCHASE.
- TWO RECEPTION ROOMS.
- MODERN FITTED KITCHEN.
- MODERN BATHROOM AND SHOWER ROOM.
- DOUBLE GLAZING AND CENTRAL HEATING.
- LAWN REAR GARDEN WITH DECKED AREA .
  - TWO GOOD SIZE BEDROOMS.
- POPULAR LOCATIOIN CLOSE TO LOCAL AMENITIES.



Freehold  
COUNCIL TAX BAND - B  
EPC RATING - D

**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: .....

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