



22 Rylands Drive, Penn, Wolverhampton, West Midlands, WV4 5SQ

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A four-bedroom detached house offering well proportioned and well presented accommodation over two storeys standing in a popular and convenient situation

LOCATION

Rylands Drive is situated just off Mount Road which is a popular residential address close to a parade of shops on the main Penn Road (A449) and there is convenient travelling to the more extensive amenities afforded by Wolverhampton City Centre itself with public transport being readily available nearby. The area is well served by schooling in both sectors.

DESCRIPTION

22 Rylands Drive is a beautifully presented, detached house offering well proportioned accommodation over two storeys. It has an attractive front elevation with gabled porch and off-street parking over a block-paved driveway. It benefits from double glazed windows throughout and gas fired central heating. Furthermore the rear garden has been landscaped for low maintenance being stone paved and gravelled with a seating entertainment area. The accommodation comprises hall, through living room, large dining kitchen, utility cloakroom and storeroom, four bedrooms and house bathroom.

ACCOMMODATION

A gabled PORCH with UPVC frame windows and door with decorative opaque insert, tiled floor and spotlights leads through a UPVC opaque double glazed door with matching side panel into the HALLWAY with staircase rising to the first floor landing. The THROUGH LIVING ROOM offers ample space for lounge and family areas with a double glazed bay window to the front elevation with deep ledge, French doors overlooking the rear garden and coved ceiling. The large DINING KITCHEN has a tiled floor and is fitted with a comprehensive range of gloss-fronted wall and base units with complementary work surfaces and tiled splashback, stainless steel 1½ bowl sink and drainer with mixer tap, integrated Technik oven with hob and extractor chimney over, integrated dishwasher, double glazed window to the rear elevation, spotlights, understairs pantry with electric points currently housing a fridge and microwave. The dining area has sliding patio doors to the rear garden and double glazed window to the side and a door into the UTILITY CLOAKROOM which also has a tiled floor and spotlights, double glazed window to the side elevation, space and plumbing for a washing machine and is fitted with a range of wall and

base cupboards, vanity unit with wc and wash hand basin with cupboards beneath and a chrome heated ladder towel rail. A door leads into the STOREROOM which was formerly the garage and has a side-opening door together with a courtesy door, space and venting for a tumble dryer, and houses the meters and the wall-mounted Vaillant central heating boiler.

The staircase with wooden banister and opaque glazed window to the side elevation rises to the first floor LANDING with loft access, coved ceiling and cupboard with shelving. BEDROOM 1 has a double glazed window to the front elevation and a range of fitted furniture including wardrobes with hanging rails and full-length mirror, chests of drawers and knee-hole dressing table. BEDROOM 2 has windows to both the front and rear and BEDROOM 3 is also a double room with window overlooking the rear garden and fitted wardrobes with sliding mirrored doors. BEDROOM 4 is currently being used as an office, it has a window to the front elevation and built-in bookcase over the stairwell. The fully-tiled HOUSE BATHROOM is fitted with a white suite comprising bath with shower over with rainfall head and chrome shower hose and folding shower screen, vanity unit with wc and wash hand basin with cupboards beneath, tiled floor, chrome heated ladder towel rail, spotlights and two double glazed opaque windows to the rear elevation.

OUTSIDE

The property is approached over a block-paved drive affording off-street parking for two vehicles.

The REAR GARDEN has been landscaped for low-maintenance with stone slabbed patio areas, gravelled beds, wall and fencing to the boundaries.

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND D - Wolverhampton CC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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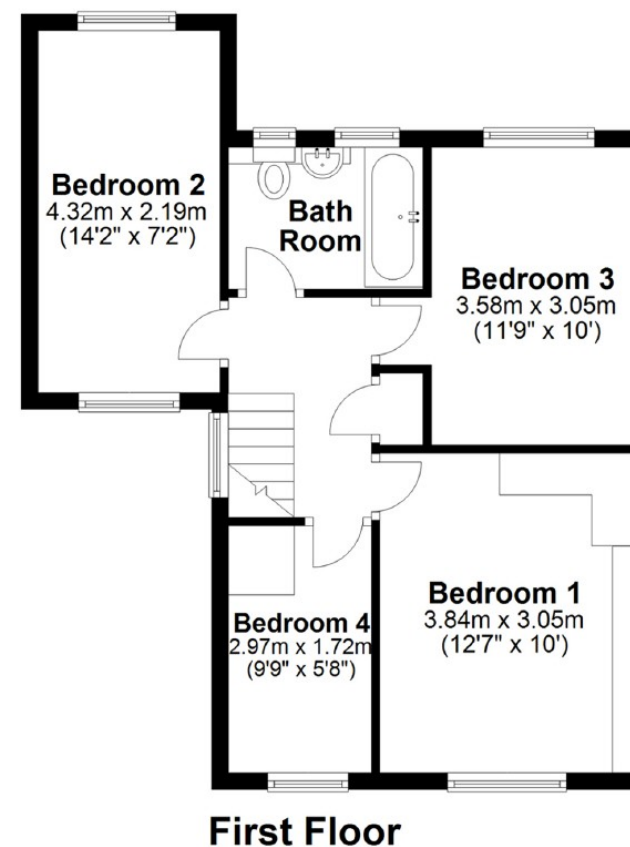
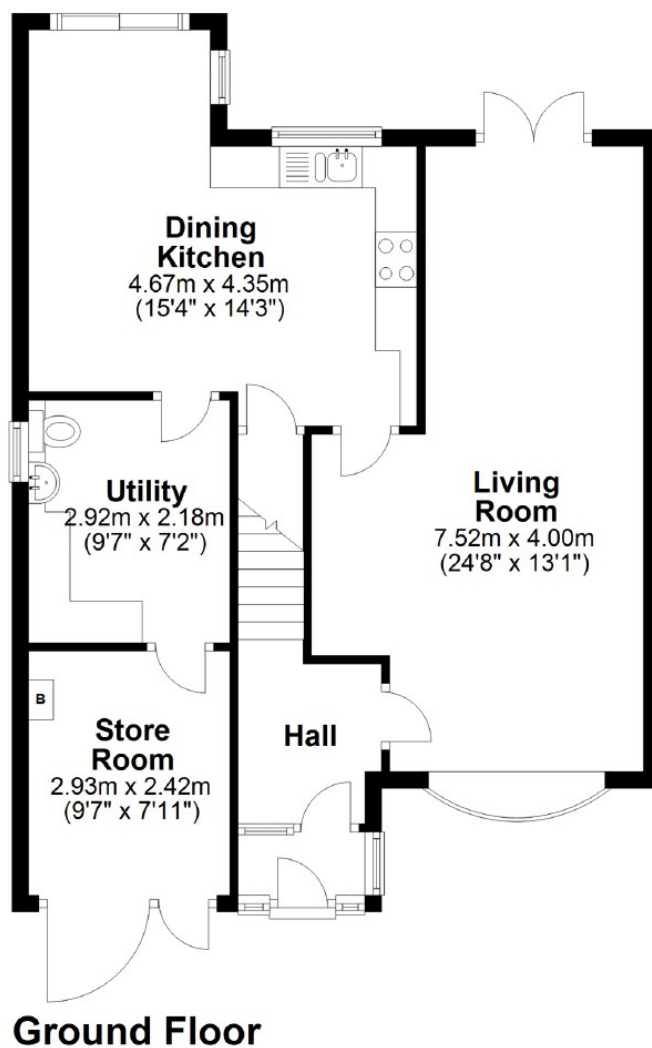
Offers around
£315,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



22 RYLANDS DRIVE PENN



HOUSE: 103sq.m. 1108sq.ft.
STORE ROOM: 7.1sq.m. 77sq.ft.
TOTAL: 110.1sq.m. 1185sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

