



Woodfield Avenue
Penn
Wolverhampton
WV4 4AF

Offers In Region Of £285,000

Est. 1934

SWF



SANDERS WRIGHT & FREEMAN

Outstanding extended semi-detached home with superb open plan living to the rear with fitted kitchen, dining and living areas. In addition the property has a further sitting room, guest cloakroom, three generous bedrooms, impressive contemporary bathroom, driveway, garage and a large rear garden.

Conveniently located for local schools and access to public transport and the city centre, internal inspection is essential to appreciate this wonderful family home.

APPROACH

The property is approached via a pathway to an open porch with a driveway to the side providing off road parking.

RECEPTION HALL

Radiator, staircase to the first floor landing and doors to:

GUEST CLOAKROOM

Tiled floor, wash hand basin and close coupled w.c.

LIVING ROOM 13' 7" x 11' 10" (4.16m into bay x 3.63m)

Double glazed bay window to the front, radiator and tiled hearth.

OPEN PLAN DINING KITCHEN WITH LIVING AREA 21' 8" x 18' 11" (6.61m max x 5.77m max)

The outstanding feature of this property is the impressive open plan living area to the rear which features a fitted kitchen, dining area and pleasant living area with exposed brick fireplace.

The kitchen is fitted with a comprehensive range of wall, drawer and base units with roll edge work surfaces above incorporating a 1 1/4 bowl sink with drainer unit with mixer tap. Integrated appliances include a double oven, four ring gas hob, fridge, freezer and dishwasher. There are two skylight windows, double doors opening out to the rear garden and an opening through to a large utility area.

UTILITY AREA 14' 4" x 7' 5" (4.39m x 2.27m)

Having a range of fitted store cupboards, a door to the garage and a double glazed door to the rear garden.

FIRST FLOOR LANDING

Window to the side, loft access hatch and doors to:

BEDROOM ONE 11' 11" x 11' 4" (3.64m x 3.46m)

Double glazed window to the front and radiator.

BEDROOM TWO 12' 0" x 10' 11" (3.67m x 3.33m)

Double glazed window to the rear and radiator.

BEDROOM THREE 7' 4" x 6' 11" (2.25m x 2.11m)

Double glazed window to the front and radiator.

RE-FITTED BATHROOM 8' 10" x 7' 10" (2.71m x 2.4m)

The large refitted bathroom has a double-glazed obscure window to the rear, tiled floor, inverted radiator and contemporary white suite comprising close coupled w.c. pedestal with hand basin, panelled bath and shower enclosure.

REAR GARDEN

To the rear of the property is a large well maintained garden with spacious decked patio area, lawned garden and further paved patio towards the end.

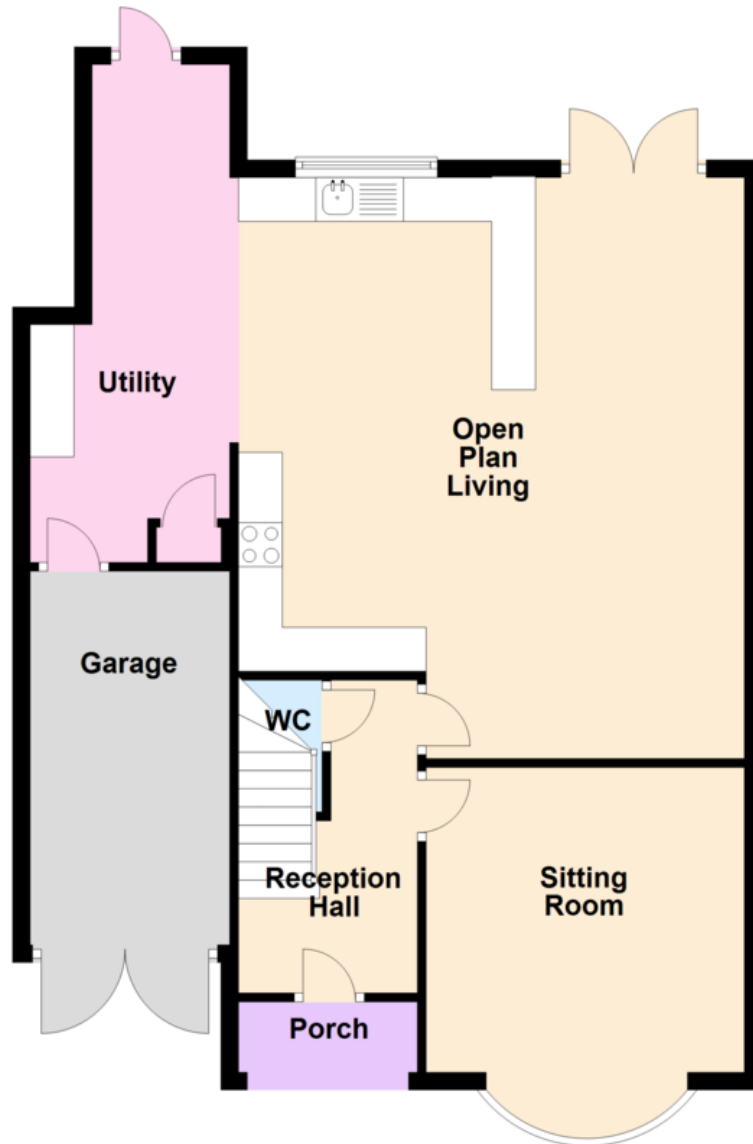
GARAGE

Double doors to the front and door to the utility area.

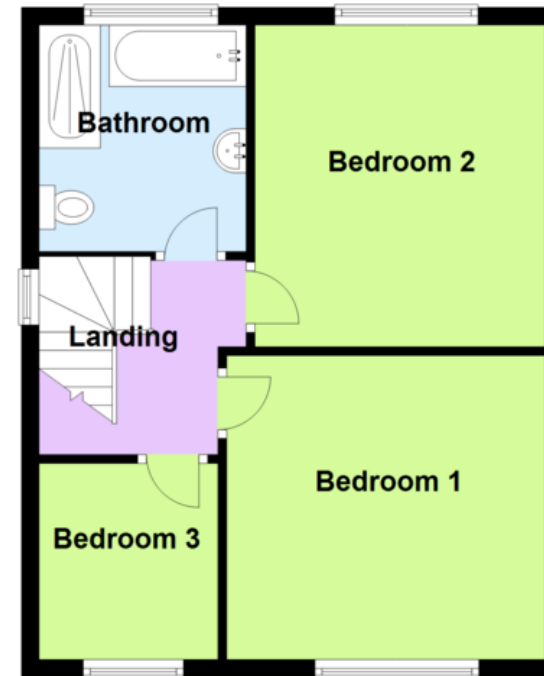


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Ground Floor



First Floor



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