



1F Sandringham Road  
Penn,  
Wolverhampton,  
WV4 5TQ

**Offers In Excess Of £240,000**

Est. 1934

# SWF



**SANDERS WRIGHT & FREEMAN**

Stunning modern semi-detached home in a sought after location. Beautifully presented throughout the spacious living accommodation comprises entrance hall, guest cloakroom, generous living/dining room, kitchen, three bedrooms and bathroom. A driveway provides off road parking and to the rear is a very attractive lawned garden. The property is ideally located for local shops and the further amenities of the Penn Road with its range of pubs and restaurants and convenient access to the city centre.

#### **APPROACH**

The property is approached via a driveway providing off road parking with a gated side passage providing access to the rear garden.

#### **RECEPTION HALL**

Double-glazed obscure window to the side, radiator, oak flooring, staircase to the first floor landing and doors to:

#### **GUEST CLOAKROOM**

Double-glazed obscure window to the front, towel rail, part tiled walls, low level w.c and wash hand basin with vanity cupboard beneath.

#### **LIVING ROOM 16' 0" x 13' 2" (4.88m x 4.03m)**

Double-glazed sliding patio door to the rear, radiator and oak flooring.

#### **KITCHEN 8' 8" x 7' 11" (2.66m x 2.42m)**

Double-glazed window to the front, oak flooring and a range of fitted wall, drawer and base units with work surfaces above incorporating a 1 1/4 bowl stainless steel sink and drainer unit with mixer tap. Integral appliances include oven, hob, dishwasher, microwave and washing machine.

#### **FIRST FLOOR LANDING**

Loft access hatch and doors to:

#### **BEDROOM ONE 14' 1" x 9' 2" (4.3m to wardrobe x 2.8m)**

Double-glazed window to the rear, radiator and fitted wardrobes.

#### **BEDROOM TWO 11' 9" x 9' 2" (3.6m x 2.8m)**

Double-glazed window to the front and radiator.

#### **BEDROOM THREE 8' 8" x 6' 7" (2.66m x 2.02m)**

Double-glazed window to the rear and radiator.

#### **BATHROOM**

Double-glazed obscure window to the front, part tiled walls, built in airing cupboard, radiator and white suite comprising close-coupled w.c, pedestal wash hand basin with mixer tap and panelled bath with shower above.

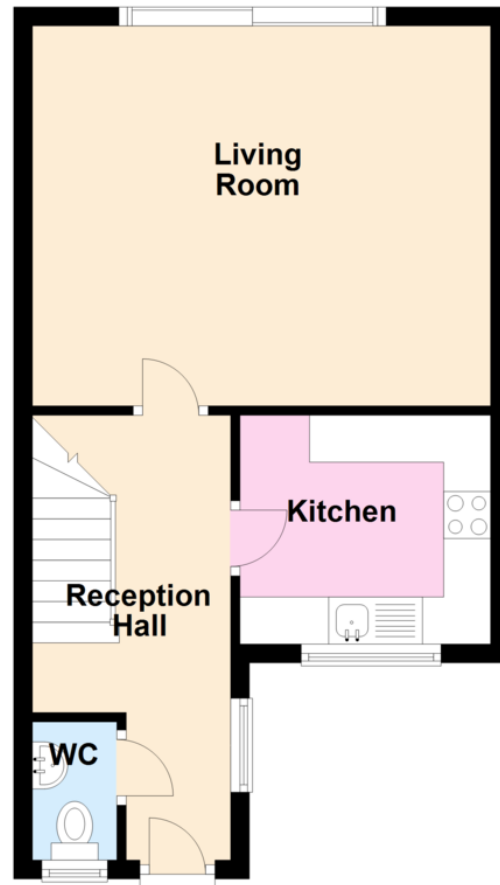
#### **REAR GARDEN**

To the rear of the property is an attractive and well maintained garden with paved patio area and lawned garden beyond. There is a timber workshop with slate roof, electric power supply and lighting.

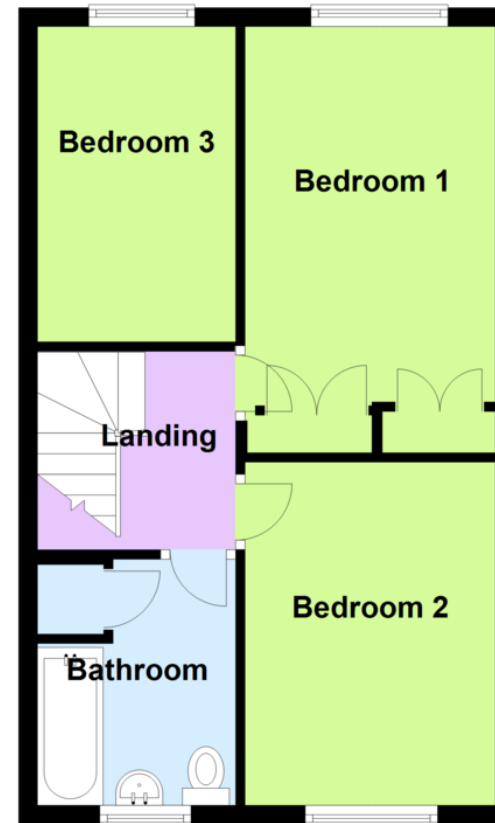


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Ground Floor



First Floor



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