

3 Leighton Road
Penn,
Wolverhampton,
WV4 4AP

Asking Price Of £275,000



Attractive family home situated in a highly sought after location with generous gardens to the rear. Very well presented throughout the property has a driveway providing off road parking, side garage, reception hall, living room, sitting room, dining room connecting to a modernised kitchen, three bedrooms and re-fitted bathroom.

APPROACH

The property is approached via a driveway providing off road parking and access to the side garage.

ENTRANCE PORCH

Part glazed door to the reception hall.

RECEPTION HALL

Radiator, staircase to the first floor landing, useful under stairs cupboard.

SITTING ROOM 13' 0" x 11' 4" (3.97 (into bay) m x 3.46m)

Double glazed bay window to the front, radiator and feature fireplace.

LIVING ROOM 13' 2" x 10' 11" (4.03m x 3.34m)

Patio door to the rear, radiator and feature fireplace.

DINING KITCHEN

DINING AREA 9' 4" x 6' 9" (2.85m x 2.06m)

Radiator, door to the rear garden and an opening through to the kitchen.

KITCHEN AREA 12' 4" x 5' 1" (3.76m x 1.56m)

Double glazed window to the rear, part tiled walls and a range of fitted, wall, drawer and base units with roll edge work surface above incorporating a sink and drainer unit with mixer tap. There is an integrated dishwasher, electric oven with gas hob above, plumbing for a washing machine and space for a tumble dryer.

FIRST FLOOR LANDING

Double glazed window to the side, loft access hatch and doors to:

BEDROOM ONE 15' 11" x 10' 10" (4.86 (into bay) m x 3.31m)

Double glazed bay window to the front, radiator, fitted wardrobes.

BEDROOM TWO 11' 1" x 10' 10" (3.38m x 3.31m)

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

BEDROOM THREE 9' 6" x 6' 5" (2.92m x 1.98m)

Double glazed window to the front and radiator.

RE-FITTED SHOWER ROOM

Double glazed obscure window to the side, towel rail, tiled floor, tiled walls and contemporary suite comprising close coupled w.c., wash hand basin with vanity cupboard beneath and shower enclosure.

SIDE GARAGE 17' 3" x 9' 2" (5.26m x 2.8m)

Double doors to the front and door to the rear garden.

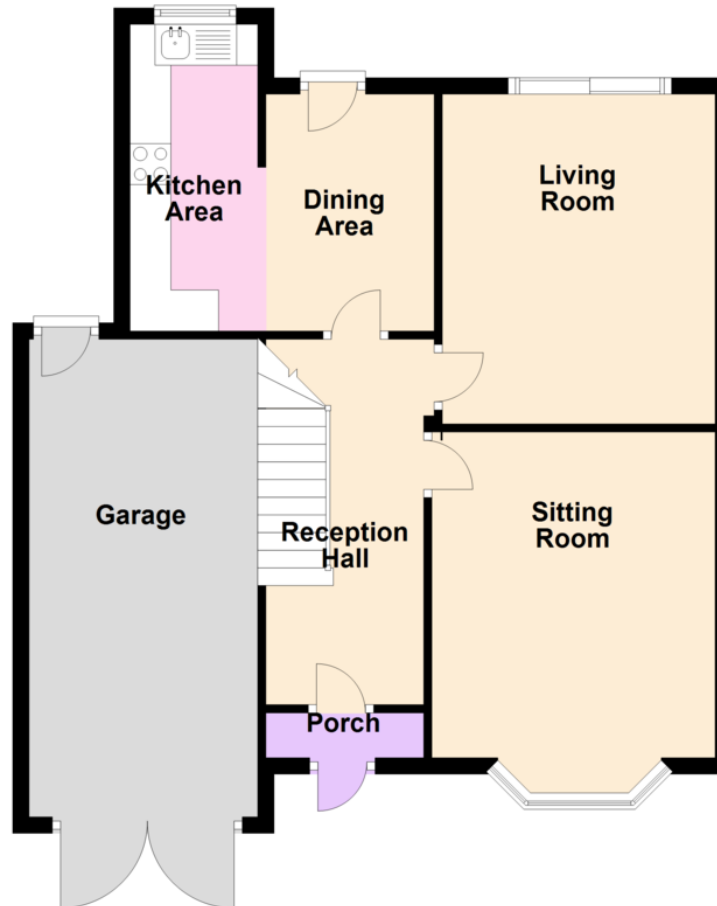
REAR GARDEN

To the rear of the property is a generous and well maintained lawned garden.

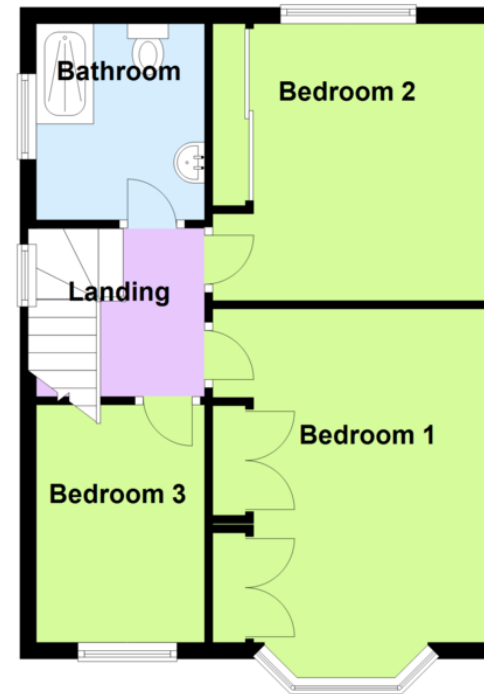


Asking Price Of £275,000

Ground Floor



First Floor



13 Waterloo Road, Wolverhampton WV1 4DJ Fax: 01902 712956 Email: info@swfestateagents.co.uk

Residential Sales • Valuers • Residential Lettings • Property Management

Tel: 01902 575555 www.swfestateagents.co.uk

rightmove
find your happy

