



11 Virginia Drive  
Penn,  
Wolverhampton,  
WV4 5PS

Asking Price Of £440,000



Spacious detached home in a sought after cul-de-sac off Manor Road. Occupying a generous plot with a double garage to the side, the property has a through living room, conservatory, dining room, dining kitchen, utility, guest cloakroom and en-suite to the master bedroom. Well located for a wide range of amenities including local shops, doctors and a regular bus service along A449.

**DRIVeway** To the side of the property is a driveway providing off road parking and access to the double garage. A gated side passage provides access to the rear garden.

**RECEPTION HALL** Radiator, staircase to the first floor landing and doors to the cloakroom, kitchen, living and dining rooms.

**GUEST CLOAKROOM** Double-glazed obscure window to the front, tiled floor, towel rail, close coupled w.c and sink with vanity cupboard beneath.

**DINING ROOM 11' 3" x 8' 11" (3.45m x 2.73m)**

Two double-glazed windows to the front and a radiator.

**LIVING ROOM 18' 11" x 11' 3" (5.79m x 3.44m)**

Two double-glazed windows to the front, two radiators, feature fireplace and French window providing access to the conservatory.

**CONSERVATORY 9' 4" x 8' 5" (2.87m x 2.58m)**

Double-glazed to the side and rear and double-glazed sliding door to the garden.

**DINING KITCHEN 11' 3" x 9' 6" (3.44m x 2.9m)**

Double-glazed window to the rear, radiator, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in double oven, four ring gas hob, plumbing for a dishwasher and space for a fridge freezer.

**UTILITY ROOM 6' 2" x 6' 0" (1.9m x 1.85m)**

Tiled floor, door to the rear garden, part tiled walls, plumbing for a washing machine and fitted store cupboards.

**FIRST FLOOR LANDING** Double-glazed window to the front, loft access hatch, built in airing cupboard and doors to:

**BEDROOM ONE 12' 0" x 10' 8" (3.68m x 3.27m)**

Double-glazed window to the rear, radiator, built in wardrobes and door to an en-suite shower room.

**EN-SUITE SHOWER ROOM** Double-glazed window to the rear, towel rail, tiled floor, close-coupled w.c, sink with vanity cupboard beneath and shower enclosure.

**BEDROOM TWO 11' 7" x 7' 3" (3.54m x 2.23m)**

Double-glazed window to the front, radiator and built in wardrobe.

**BEDROOM THREE 11' 6" x 8' 8" (3.52m x 2.65m)**

Double-glazed window to the rear, built in wardrobe and radiator.

**BEDROOM FOUR 11' 7" x 6' 9" (3.55m x 2.07m)**

Double-glazed window to the front, radiator and built in wardrobe.

**FAMILY BATHROOM** Double-glazed obscure window to the rear, radiator, part tiled walls and suite comprising close-coupled w.c, pedestal wash hand basin and panelled bath.

**REAR GARDEN** To the rear of the property is a pleasant enclosed garden with patio and lawned areas. A gated side passage provides access to the front driveway.

**DOUBLE GARAGE 17' 9" x 17' 8" (5.42m x 5.41m)**

Two up and over doors to the front, electric power points and lighting. A door provides access to the rear garden.



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13 Waterloo Road, Wolverhampton WV1 4DJ    Fax: 01902 712956    Email: [info@swfstateagents.co.uk](mailto:info@swfstateagents.co.uk)

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