

82 Fairview Road, Penn, Wolverhampton, West Midlands, WV4 4TE



3 2 1

Offers Around £195,000

- Traditional Three Bedroom Semi-Detached
- Open Plan Dining Room
- Conservatory
- Lounge and further Reception Room
- Off Road Parking to Front, Garden to Rear
- EPC = D





Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.



DB Roberts Wolverhampton Branch, 18 Darlington Street, Wolverhampton, West Midlands, WV1

Tel: 01902 427257 | Email: wolverhampton@dbroberts.co.uk

Property description

This traditional three bedroom semi-detached property has been extended over the years to now provide a great family home with versatile space. The property comprises; Entrance Hall with useful under-stairs storage, Lounge with bay window and feature fireplace, open plan Dining Room and Conservatory, Fitted Kitchen and a further very versatile Reception Room, with a large walk-in store/utility. To the first floor there are three fabulous bedrooms, all of significant dimension, and the family bathroom. The property frontage has been block paved and now provides ample off road parking and to the rear is a good sized garden, which is in the majority laid to lawn. VIEWING ESSENTIAL.

Accommodation

ENTRANCE HALL with under-stairs storage

LOUNGE

4.10 (max into bay) x 3.50 (13'5" (max into bay) x 11'5")

DINING ROOM

3.50 x 3.20 (11'5" x 10'5")

KITCHEN

3.55 x 2.10 (11'7" x 6'10")

CONSERVATORY

5.10 x 2.70 (16'8" x 8'10")

RECEPTION ROOM

2.50 x 1.60 (8'2" x 5'2")

VERSATILE STORE / UTILITY ROOM

1.55 x 1.60 (5'1" x 5'2")

FIRST FLOOR LANDING

BEDROOM

3.50 x 3.20 (11'5" x 10'5")

BEDROOM

4.25 (max into bay) x 3.30 (13'11" (max into bay) x 10'9")

'L' SHAPED BEDROOM

4.10 max (2.40 min) x 3.80 max (1.60 min) (13'5" max (7'10" min) x 12'5" max (5'2" min))

FAMILY BATHROOM

OFF ROAD PARKING TO FRONT

GOOD SIZED GARDEN TO REAR

FLOORPLAN & SPACE PLANNER

Please take advantage of the Space Planner, which allows you to drag-and-drop furniture into the floor plan, to see how you might actually live in this property.

Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access.

Simply copy and paste the following link into your browser: <http://content.metropix.com/px/11117699>

Tenure: Freehold

To view the property plan in amazing 3D go to the Property Search at www.dbroberts.co.uk

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.



GROUND FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1114 SQ.FT. (103.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2018

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	75
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	52	68
England & Wales EU Directive 2002/91/EC		