



Pennant Court  
Penn Road  
Wolverhampton  
WV3 0DT

**Asking Price Of £120,000**

Est. 1934

# SWF



**SANDERS WRIGHT & FREEMAN**

Most impressive two bedroom apartment located within walking distance of the city centre, beautifully presented throughout and offering a fine blend of character features and modern fitments including recently added electric heating system. Forming part of the attractive Linden House building which provides a fine outlook, the spacious accommodation comprises, open plan living/dining room, modernised kitchen. two double bedrooms and bathroom.

**ENTRANCE LOBBY** Intercom entry system.

**COMMUNAL ENTRANCE HALL** The impressive communal entrance hall has an attractive tiled floor. The property is located on the ground floor.

**RECEPTION HALL** Radiator, laminate flooring, airing cupboard and further built in store cupboard.

**LIVING / DINING ROOM 15' 10" x 14' 6" (4.83m into bay x 4.44m max)**

Large walk in bay window, attractive fireplace, two radiators, laminate flooring and a opening to the kitchen.

**RE-FITTED KITCHEN 7' 11" x 5' 8" (2.43m x 1.74m)**

Window to the side, part tiled walls and a range of contemporary fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with four ring hob above, integral dishwasher, plumbing for a washing machine and space for a fridge freezer.

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

Window to the front, radiator and laminate flooring.

**BEDROOM TWO 10' 2" x 8' 10" (3.1m max, 2.73mmin x 2.71m)**

Window to the front, radiator and laminate flooring.

**BATHROOM** Part tiled walls, towel rail and suite comprising close-coupled w.c, wash hand basin with vanity cupboard beneath and panelled bath.

**ALLOCATED PARKING** There is a parking area nearby with an allocated parking space.

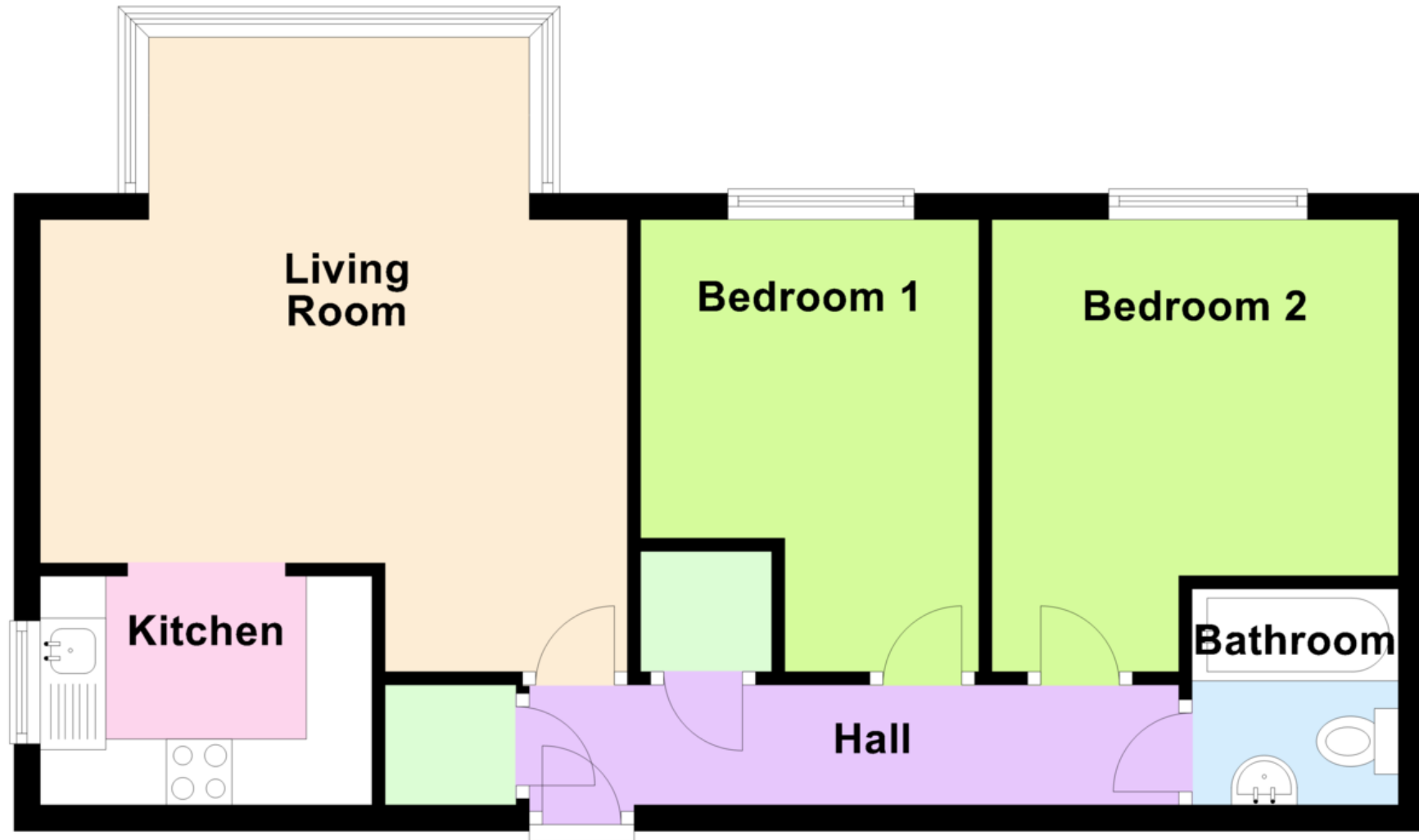
**TENURE** Leasehold

**SERVICES** The agent understands that mains water, drainage and electricity are available.



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## Ground Floor



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