



Wakeley Hill
Penn
Wolverhampton
WV4 5RB

Asking Price Of £310,000

Est. 1934

SWF



SANDERS WRIGHT & FREEMAN

Lovely three double bedroom detached home situated in a highly desirable location which is within walking distance of nearby Penn Common as well as being convenient for St. Bartholomews church and primary school, local shops and the further facilities of the Penn Road. Well presented throughout the property offers tremendous family accommodation having a guest cloakroom, kitchen, dining room, superb rear living room, conservatory, large bathroom and garage with utility facilities. To the rear is an impressive lawned garden.

APPROACH

The property is approached via a driveway providing off road parking which leads along the side of the house to the garage. There is a side door into the kitchen and a part glazed door into the reception hall.

GUEST CLOAKROOM

Close coupled w.c with inset sink and mixer tap.

DINING ROOM 11' 8" x 8' 4" (3.56m x 2.55m)

Double glazed window to the front, radiator, decorative cast iron fireplace and doors to the kitchen and living room.

LIVING ROOM 21' 10" x 15' 1" (6.66m max x 4.61m max)

Double glazed window to the rear, double glazed window to the side, double glazed sliding patio door to the conservatory, dual fuel stove on a slabbed hearth and a corner staircase to the first floor landing.

CONSERVATORY 9' 8" x 7' 4" (2.95m x 2.26m)

Double glazed to the side and rear, double glazed double doors to the rear garden and door to the garage.

KITCHEN 10' 5" x 8' 9" (3.2m x 2.68m)

Double glazed window to the front, radiator and a range of fitted wall, drawer and base units with work surfaces above incorporating a 1¼ bowl stainless steel sink and drainer unit with mixer tap. There is space for a cooker and fridge freezer and a door leading out to the side driveway.

FIRST FLOOR LANDING

Loft access hatch and doors to:

BEDROOM ONE 12' 0" x 10' 0" (3.67m x 3.06m)

Two double glazed windows to the front and radiator.

BEDROOM TWO 12' 11" x 8' 11" (3.94m x 2.74m)

Two double glazed windows to the side, radiator and built in wardrobes.

BEDROOM THREE 12' 0" x 10' 0" (3.66m x 3.07m)

Double glazed window to the rear and radiator.

FAMILY BATHROOM 11' 9" x 9' 1" (3.6m x 2.77m)

Double glazed window to the front, radiator with towel rail, part tiled walls, built in airing cupboard and white suite comprising corner bath, sink with vanity cupboards beneath, close coupled w.c and shower enclosure.

GARAGE WITH UTILITY FACILITIES 17' 11" x 8' 6" (5.48m x 2.61m)

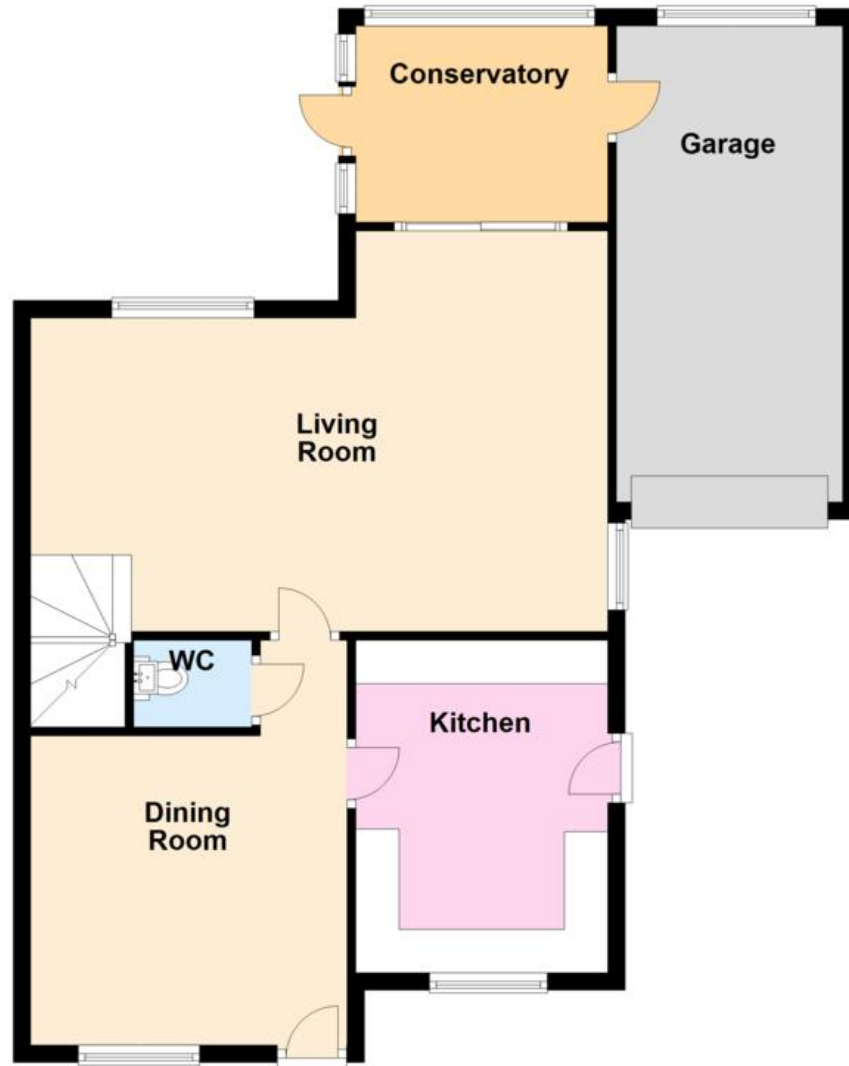
Two double glazed windows to the rear, up and over door to the front and a door to the conservatory. To the rear of the garage is a useful utility area which has wall and base cupboards, stainless steel sink and drainer unit with mixer tap, plumbing for a washing machine and space for a tumble dryer.

GARDEN Gravel patio area with steps down to an extensive lawned garden with well stocked shrub borders.

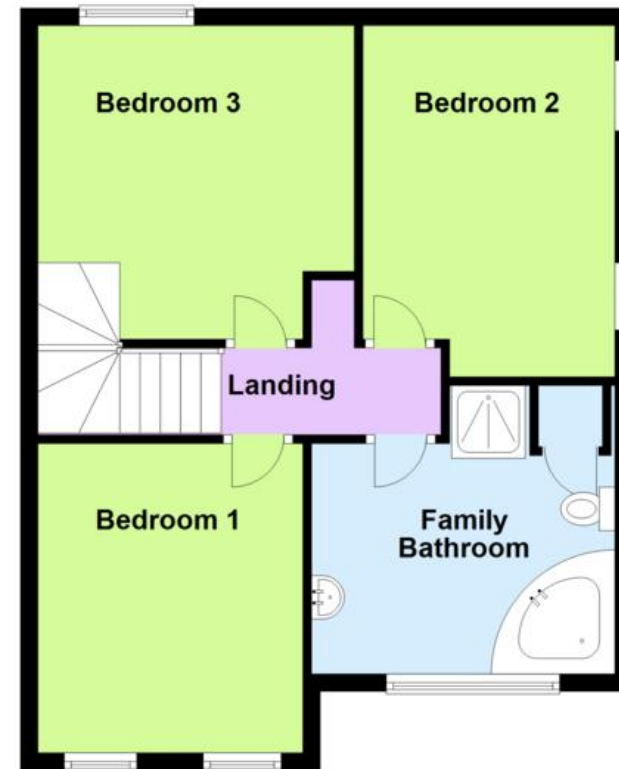


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Ground Floor



First Floor



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