

Rees Page



31 Sandringham Road, Penn, Wolverhampton, WV4 5SY

Situated within this sought after residential area to the south of the city and ideally located for many local and wider amenities, including good schools, shops, parks and much more.

This spacious three bedroom semi-detached family home benefits from extended accommodation with the addition of front porch, two reception rooms, kitchen, conservatory, guests WC, garage and family bathroom. Whilst befitting further from double glazing and radiator central heating (both where specified), has a rear garden and front crete-paved driveway.

The property would benefit from a future scheme of cosmetic remodernisation and offers great potential, with no upwards chain, offers invited for consideration, and a popular location, viewing is most highly recommended.

Offers in Excess of

£265,000



Entrance

Is made under a canopy with light, via a double-glazed door into

Reception Porch

16' 0" x 3' 0" min (4.88m x 0.91m)

With glazed full length windows, ceiling light and further glazed door into

Reception Hall

With a ceiling light, meter cupboard, radiator and doors into



Lounge

11' 11" x 11' 6" (3.63m x 3.51m)

Having a ceiling light, gas fire, coving, radiator and patio doors to front porch.

Living Room

20' 0" min x 11' 5" max (6.10m x 3.48m)

Having ceiling lights, coving, gas fire, wood panelling to one wall, radiator, inner window to kitchen and double glazed patio doors to rear garden.



Kitchen

17' 9" max x 7' 0" max (5.41m x 2.13m)

Having a range of fitted wall and base units, roll edge work surfaces, plumbing for a washing machine, Stoves freestanding gas cooker, sink and drainer, extractor fan, strip lights, coving, understairs pantry, double-glazed windows, tiled splashbacks, tiled floor, plus a door into

Conservatory

15' 5" min x 10' 10" max (4.70m x 3.30m)

With double glazed windows and doors to rear garden, strip light, tiled floor and doors into

WC

With a wall light, wash basin, WC, tiled floor and inner window.



Garage

16' 11" min x 10' 11" min (5.16m x 3.33m)

With an up and over electric door to the front, strip light, work bench, shelving and large store cupboard.

Stairs rise from the hallway to a first floor

Landing

With a loft access hatch, ceiling light, airing cupboard with Vaillant boiler, double-glazed side window and doors into

Bedroom One

11' 7" x 10' 9" (3.53m x 3.28m)

With a double-glazed rear window, ceiling light, built in wardrobes and a radiator.

Bedroom Two

10' 9" x 9' 8" (3.28m x 2.95m)

With a double-glazed front window, ceiling light, built in wardrobes and a radiator.

Bedroom Three

9' 0" x 7' 9" (2.74m x 2.36m)

With a double-glazed front window, ceiling light, a range of fitted cupboards and shelving.

Bathroom

6' 11" x 6' 1" (2.11m x 1.85m)

Having a panel bath with shower over, pedestal wash basin, wc, radiator, ceiling light and a double-glazed rear window.

OUTSIDE

To the rear is an established garden with well stocked borders, patio, lawn, ornamental pond and sheds.

To the fore is a crete-paved driveway providing off road parking.

Location

Situated within this established residential area, ideally located for many local and wider amenities, including nearby schools, shops and parks, plus convenient for commute with local bus routes and road networks.

From the A449 Penn Road, turn into Mount Road, follow for some distance, turn left into Sandringham Road and the property can be found after a short distance on the right.

For SATNAV please use the postcode WV4 5SY.

NB

The property is offered with no upwards chain.

Fixtures and fittings are included and will remain in situ as seen.

Any remaining contents are negotiable or will be removed prior to completion.

Offers are invited for consideration.

Viewing is strictly by prior appointment via the agent.

Council Tax: Wolverhampton Band C

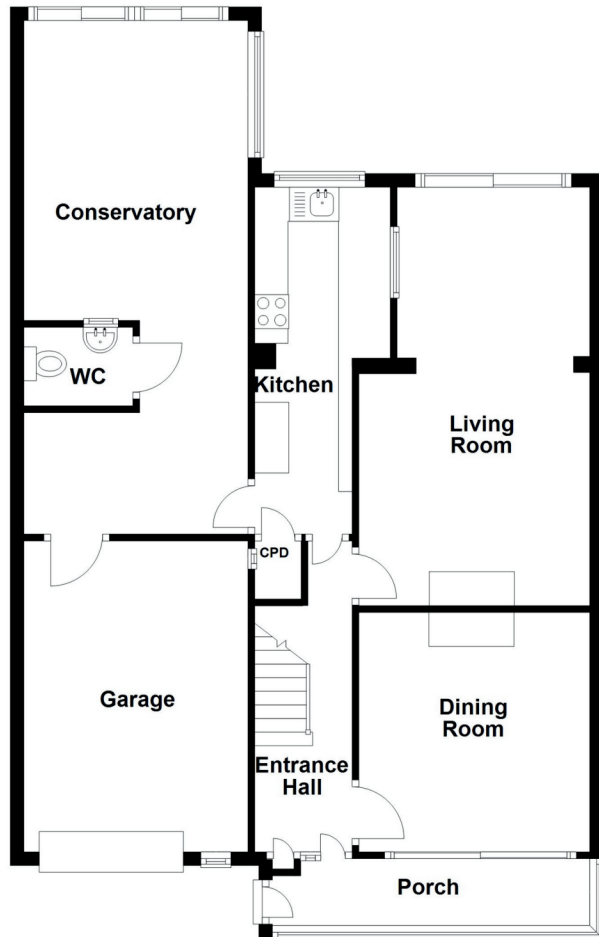
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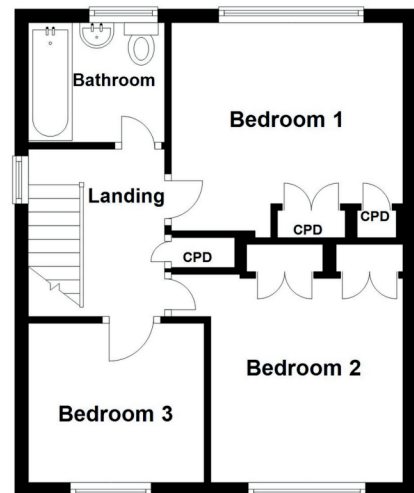


Total Floor Area = 90 square metres

Ground Floor



First Floor



31 Sandringham Road, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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