



SWF



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73 ALEXANDRA ROAD, PENN WOLVERHAMPTON, WV4 5UB

OFFERS IN THE REGION OF £250,000
FREEHOLD

Detached bungalow in a popular location off the A449 Penn Road with bus stops and local shops within easy walking distance. Well presented throughout, the property offers versatile living accommodation including a spacious hallway, lounge, sitting room / third bedroom, dining kitchen, conservatory, two further bedrooms and shower room. There is a driveway and garage providing off road parking and a pleasant garden to the rear.

73 ALEXANDRA ROAD

- DETACHED BUNGALOW • BUS STOP AND LOCAL SHOPS NEARBY • POPULAR LOCATION • PLEASANT REAR GARDEN • CONSERVATORY TO REAR • DRIVEWAY AND GARAGE



APPROACH

The property is approached via a driveway providing off road arking which contiues along the side of the bungalow to a garage.

ENTRANCE PORCH

HALLWAY

Radiator, built in linen cupboard, loft access hatch,

LOUNGE

14'0" x 12'0"

Double-glazed bay window to the front, two double-glazed windows to the side, radiator and feature fireplace.

SITTING ROOM/BEDROOM THREE

11'11" x 10'0"

Tri-fold doors to the conservatory, radiator.

CONSERVATORY

9'11" x 9'7"

Double-glazed to the side and rear and sliding patio door to the conservatory.

DINING KITCHEN

14'0" x 11'11"

Double-glazed windows to the side and rear, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. There is plumbing for a washing machine, space for various household appliances and a doorway to the side garage.

BEDROOM ONE

11'11" x 9'11"

Double-glazed bay window to the front, radiator.

BEDROOM TWO

11'11" x 7'8"

Double-glazed window to the side, radiator.

SHOWER ROOM

Double-glazed window to the rear, radiator, tiled walls and suite comprising close-coupled w.c, pedestal wash hand basin and shower enclosure.

GARAGE

14'4" x 10'1"

Double doors to the front, doorway to the rear veranda.

VERANDA

Double-glazed to the rear and doorway to the garden.

REAR GARDEN

To the rear of the property is a paved patio area with a pleasant lawned garden beyond.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

TENURE Freehold

The property is freehold.

SERVICES

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

73 ALEXANDRA ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements