



6 ASHWOOD GROVE, PENN
WOLVERHAMPTON, WV4 5SG

OFFERS IN THE REGION OF £325,000
FREEHOLD

Situated in an exclusive cul-de-sac off Muchall Road is this spacious three bedroom detached home offering versatile living accommodation. Available with NO ONWARD CHAIN the property comprises hallway, guest cloakroom, dining room, spacious living room, breakfast kitchen, laundry room, three bedrooms and bathroom. A driveway and double garage provide off road parking and to the rear is an enclosed lawned garden.



6 ASHWOOD GROVE

- NO CHAIN • SOUGHT AFTER CUL-DE-SAC LOCATION • DOUBLE GARAGE • BREAKFAST KITCHEN • GUEST CLOAKROOM • LAUNDRY ROOM • SPACIOUS LIVING ROOM



APPROACH

The property is approached via a driveway providing off road parking. A gated side passage gives access to the rear garden.

ENTRANCE HALL

Radiator, store cupboard.

GUEST CLOAKROOM

Double-glazed obscure window to the front, radiator, low-level w.c, sink with vanity cupboard beneath.

DINING ROOM

12'0" x 8'11"

Double-glazed window to the rear, radiator.

LIVING ROOM

19'9" x 12'0"

Double-glazed sliding patio door to the rear, radiator, open plan staircase to the first floor landing, doorway to the kitchen.

BREAKFAST KITCHEN

13'5" x 9'7"

Double-glazed windows to the front and side, radiator, fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit.

LAUNDRY ROOM

10'5" x 8'8"

Double-glazed window and door to the rear, radiator, fitted cupboards, sink and drainer unit.

FIRST FLOOR LANDING

Built in airing and store cupboards.

BEDROOM ONE

12'10" x 8'11"

Double-glazed window to the front, radiator.

BEDROOM TWO

11'7" x 8'11"

Double-glazed window to the front, radiator.

BEDROOM THREE

8'11" x 7'11"

Double-glazed window to the rear, radiator.

BATHROOM

Double-glazed obscure window to the rear, radiator, coloured suite comprising pedestal wash hand basin, close-coupled w.c, and panelled bath.

DOUBLE GARAGE

16'9" x 16'5"

Access to the front driveway and doorway to the laundry room

REAR GARDEN

To the rear of the property is a patio area with enclosed lawned garden beyond. There is access to a useful GARDEN STORE, and a gated side passageway to the front.

TENURE Freehold

The property is freehold.

SERVICES

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

COUNCIL TAX

Wolverhampton City Council - Tax Band E

BROADBAND

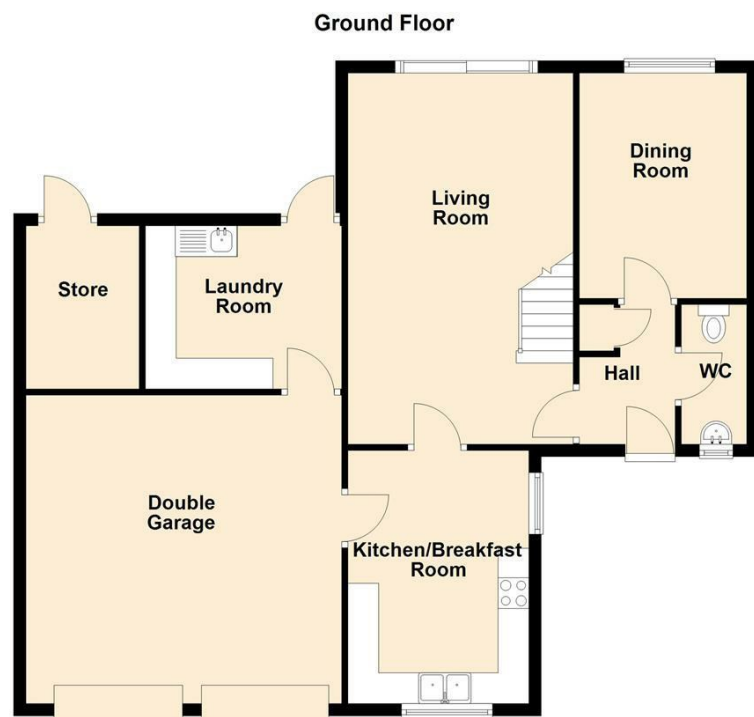
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availibilty and speed

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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