



**45 LEIGHTON ROAD, PENN**  
**WOLVERHAMPTON, WV4 4AP**

**OFFERS IN THE REGION OF £330,000**  
**FREEHOLD**

Spacious detached family home situated in a much sought after location with a large mature garden to the rear. Offering potential for future extension subject to relevant planning and building consents, the already generous accommodation includes a reception hall, lounge, sitting room, dining kitchen, guest w.c, three good size bedrooms and bathroom. A driveway and detached garage to the rear provide off road parking for several vehicles.



# 45 LEIGHTON ROAD

- SPACIOUS DETACHED HOME • SOUGHT AFTER LOCATION • LARGE REAR GARDEN • TWO LIVING ROOMS • EXTENDED DINING KITCHEN • GROUND FLOOR W.C. • DETACHED GARAGE TO REAR



## APPROACH

The property is approached via a driveway which continues along the side of the property to provide off road parking for several vehicles and access to a detached garage and the rear garden.

## ENTRANCE PORCH

Tiled floor, part glazed door to the reception hall.

## RECEPTION HALL

Tiled floor, radiator, staircase to the first floor landing.

## GUEST W.C.

Double-glazed obscure window to the side, low-level w.c. and wash hand basin.

## LOUNGE

Double-glazed bay window to the front, radiator.

## SITTING ROOM

Double-glazed double doors to the rear, radiator.

## EXTENDED DINING KITCHEN

Double-glazed window to the side, double-glazed double doors to the rear, radiator and a range of fitted wall, drawer and base units incorporating a sink unit with mixer tap.

## FIRST FLOOR LANDING

## BEDROOM ONE

Double-glazed bay window to the front, radiator, fitted wardrobes.

## BEDROOM TWO

Double-glazed window to the rear, radiator, fitted wardrobes.

## BEDROOM THREE

Double-glazed window to the rear, radiator, fitted wardrobes.

## BATHROOM

Double-glazed obscure window to the front, inverted radiator, part tiled walls, and suite comprising close-coupled w.c, pedestal wash hand basin, freestanding bath and shower enclosure.

## REAR GARDEN

A particular feature of the property is the large mature rear garden.

## DETACHED GARAGE

Double doors to the front.

## TENURE Freehold

The property is freehold.

## COUNCIL TAX

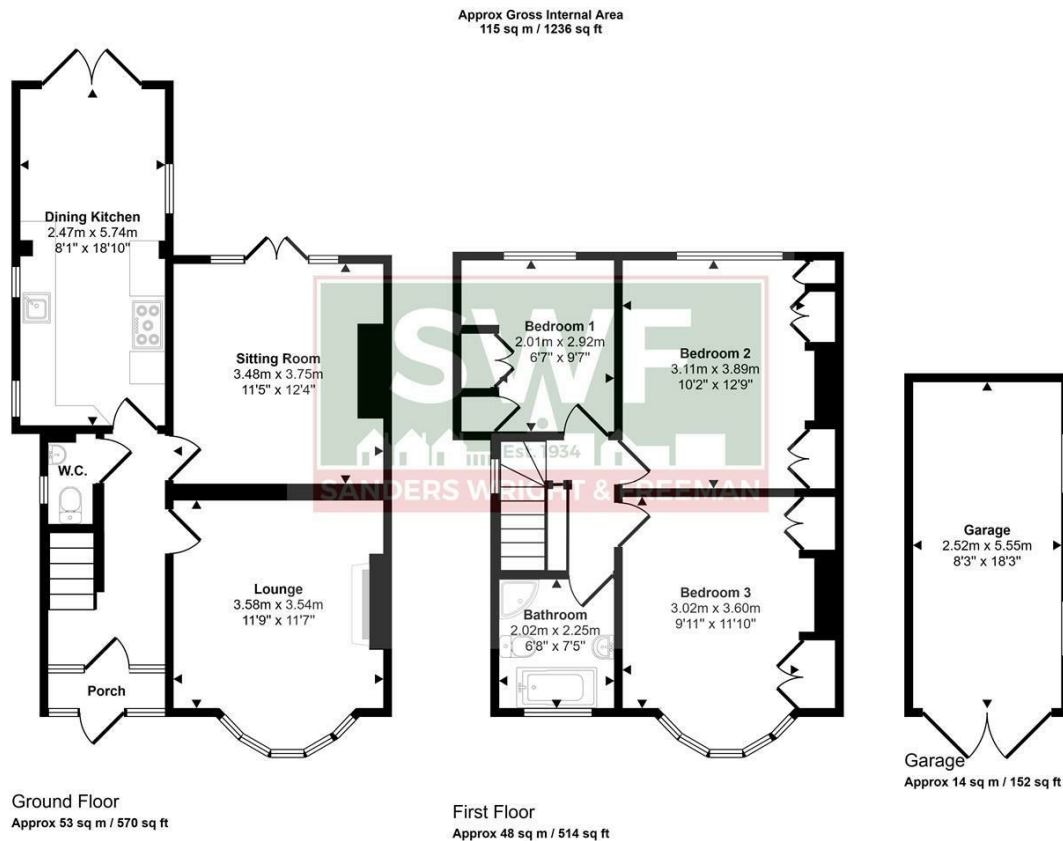
Wolverhampton City Council - Tax Band D

## SERVICES

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

## 45 LEIGHTON ROAD





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales 01902 575555  
13 Waterloo Road enquiries@swfestateagents.co.uk  
Wolverhampton www.swfestateagents.co.uk  
West Midlands  
WV1 4DJ

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