



61B SWAN BANK WOLVERHAMPTON, WV4 5PZ

OFFERS IN EXCESS OF £240,000
FREEHOLD

Spacious three bedroom semi-detached home situated in the ever popular area of Penn offering easy access to Penn Common, Penn Golf Course and local schools including the highly regarded St. Bartholomew's Primary School. The property has been improved by the current owner and features well appointed accommodation comprising entrance hall, through living/dining room, kitchen, three bedrooms, re-fitted bathroom and a pleasant enclosed garden to the rear overlooking Mount Road Allotments. There is a driveway to the front providing off road parking.

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- Sought After Location • Extremely Well Presented Throughout • Ideal For First Time Buyers Or Families • Close To A Range Of Local Amenities • Through Living & Dining Room • Three Bedrooms • Enclosed Garden To Rear • Driveway Providing Off Road Parking



APPROACH

The property is approached via a driveway providing off road parking for upto 2 vehicles.

ENTRANCE HALL

Double glazed obscure window to the front, radiator, staircase to the first floor landing, under stairs cupboard, door to the living room and an opening to the kitchen.

THROUGH LIVING/DINING ROOM

23'11" x 10'6"

Double glazed windows to the front and rear, two radiators.

KITCHEN

10'10" 5'8"

Double glazed window to the rear, radiator, under stairs cupboard and fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is space for a cooker, fridge freezer and plumbing for a washing machine. A part

glazed door provides access to the side lobby.

SIDE LOBBY

Doors to the front and rear.

FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors to:

BEDROOM ONE

12'6" x 10'0"

Double glazed window to the front and radiator.

BEDROOM TWO

9'11" x 10'11"

Double glazed window to the rear and radiator.

BEDROOM THREE

7'11" x 6'5"

Double glazed window to the front and radiator.

RE-FITTED BATHROOM

Double glazed obscure window to the rear,

built in airing cupboard housing the combination boiler, radiator and suite comprising close coupled w.c, pedestal wash hand basin and paneled bath with shower above.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden.

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.

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 availability and speed

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SWF

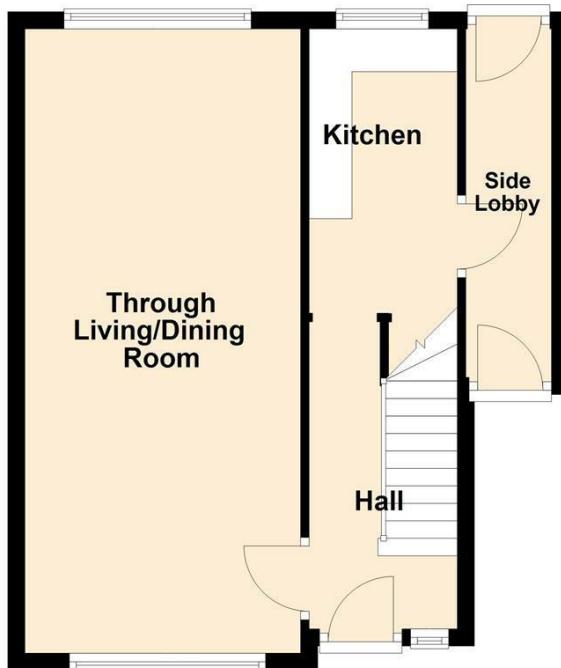


SWF

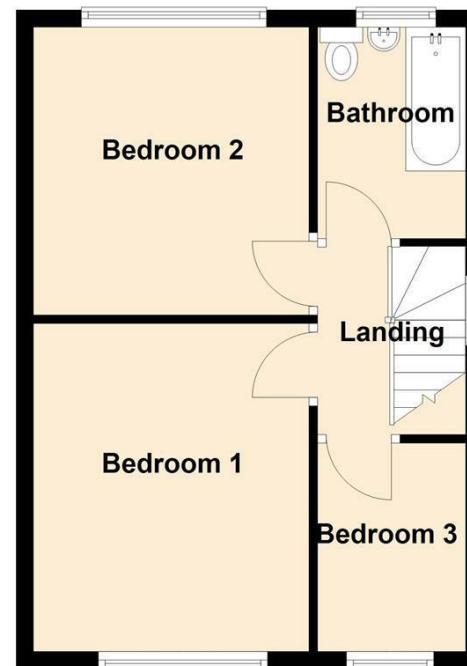


SWF

Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (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