



Church Hill, Penn
Wolverhampton, WV4 5NP

£225,000



A particularly delightful modern style detached bungalow maintained and presented throughout to a high standard, offering deceptively spacious accommodation that must be seen to be appreciated.

This impressive retirement home is situated in desirable residential area local to a range of amenities including shops, schools and public transport services.

This no upward chain bungalow is tastefully decorated and benefits from gas fired central heating, uPVC double glazing, lounge plus sun room, fitted kitchen, shower room, two bedrooms, garage to the rear, a neat and private rear garden.

Interior viewing is **HIGHLY** recommended to fully appreciate this stunning home.

Approach Having tarmac pathway past lawn fore garden.

Entrance Porch Having double glazed window and door.

Reception Hall Having central heating radiator.

Living Room 15' 7" x 11' 4" (4.75m x 3.45m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator, double glazed window and double glazed sliding patio doors to rear garden.

Kitchen 11' 1" x 10' 4" (3.38m x 3.15m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring gas hob and cooker hood. Range of fitted wall cupboards, ceramic wall tiles and cupboard housing combination boiler. Flush ceiling spot lights, double glazed window and double glazed door leading out.

Sun Room 9' 9" x 7' 5" (2.97m x 2.26m) Having high gloss ceramic floor tiling, double glazed windows, doors to rear garden and door to garage.

Bedroom One 14' 2" x 9' 9" (4.31m x 2.97m) Having central heating radiator, double glazed bow window and secondary unit.

Bedroom Two 10' 7" x 8' 0" (3.22m x 2.44m) Having central heating radiator, double glazed window and secondary unit.

Shower Room 10' 8" x 5' 2" (3.25m x 1.57m) Having 'White' suite comprising: shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, shaver point, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Garden shed and gated side access.

Garage 15' 7" x 8' 8" (4.75m x 2.64m) Having 'Up & Over' door, light and power points. Having allocated parking to the front.





TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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