



**Fairview Road, Penn
Wolverhampton, WV4 4TE**

£250,000

An extremely well presented semi-detached property of traditional style occupying a pleasant position in a popular residential area local to a range of amenities.

This delightful three bedroom residence benefits from central heating, double glazing, off road parking and a good size rear garden private from neighbouring properties.

Further noteworthy features to this tastefully decorated home include: living room with gas fire, feature fire-place and bay window to the front, conservatory to the rear, dining kitchen with integrated appliances and granite work tops, welcoming reception hall with composite front door and a first floor bathroom with bath and shower over. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

Council Tax Band C. Energy Rating D. Tenure FREEHOLD.

Approach By way of block paved driveway providing off road parking for numerous vehicles.

Reception Hall Having composite front door, under stairs cupboard and central heating radiator.

Living Room 14' 0" x 11' 8" (4.26m x 3.55m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator and double glazed bay window.

Dining Kitchen 17' 7" x 11' 0" (5.36m x 3.35m) Having inset stainless steel sink with fitted base units and granite work tops, built in oven with four ring gas hob and cooker hood. Integrated dishwasher, range of fitted wall cupboards, plumbing for washing machine and ceramic wall tiling. Flush ceiling spot lights, central heating radiator, double glazed window and door leading out.

Conservatory 9' 8" x 8' 2" (2.94m x 2.49m) Having central heating radiator, laminate flooring, double glazed windows and door leading out to the rear garden.

Landing Having double glazed window and loft hatch for access by way of retractable ladder.

Bedroom One 14' 0" x 11' 1" (4.26m x 3.38m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 11' 6" x 10' 7" (3.50m x 3.22m) Having central heating radiator and double glazed window.

Bedroom Three 8' 0" x 6' 6" (2.44m x 1.98m) Having central heating radiator and double glazed window.

Bathroom 6' 10" x 5' 5" (2.08m x 1.65m) Having white suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, flush ceiling spot lights, central heating radiator and double glazed window.

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





Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

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.

COUNCIL TAX BAND: C

EPC RATING: D

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.

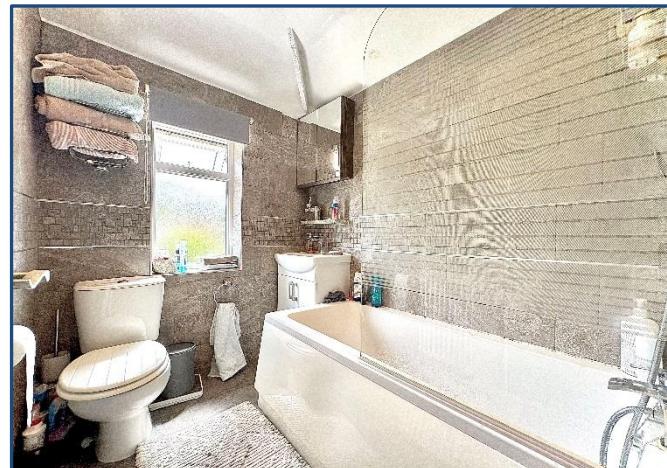
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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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The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.

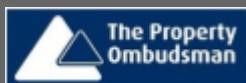




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3 BEDROOM SEMI DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any errors or omissions. Prospective purchasers: These floor plans are for general information only and should not be relied upon as to their suitability or efficiency nor can they be given as to their operability or efficiency can be given. Please see the relevant survey for details.



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SIGNED :

DATE: