



nick tart

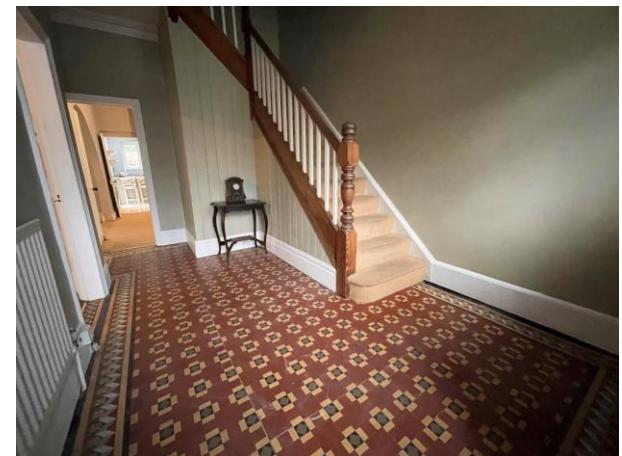
Woodfield Avenue, Penn, Wolverhampton, WV4 4AF



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This deceptively spacious Victorian semi-detached property enjoys an extensive layout of living accommodation over two floors retaining much of the original character and period features which creates a lovely atmosphere throughout the property with modern appointments added over the years to provide a spacious and versatile family home synonymous with a present-day lifestyle requirements.

- Large Open Entrance Hall
- Front facing living room
- Separate Dining Room
- Additional Sitting Room
- Fitted Kitchen
- Gallery Landing
- Choice of 4 Large Bedrooms
- Good sized family bathroom
- Enclosed rear garden
- EPC Rating: TBC



The property itself is conveniently located to all local amenities including shops, schools and public transport services and therefore together with the quality of the accommodation on offer it is our opinion that discerning buyers make an appointment to view the property early in order to avoid disappointment.

The accommodation in further detail comprises...

Open reception porch with Minton tiled flooring and ornate part tiled walls...

Large open entrance hall with Minton tiled flooring, cornice ceiling and an oak staircase rising to the first floor...

Front facing living room having a Victorian style fireplace with cast iron inset with living flame gas coal effect fire and marble hearth, walk-in bay window with coloured leaded lights...

Separate dining room with sash windows, fitted cupboards and understairs stores with an archway leading to a...

Additional sitting room having a feature Victorian marble fireplace with cast iron inset living flame gas coal effect fire and marble hearth, cornice ceiling and double-glazed French doors leading to the garden...

Fitted Kitchen comprising of a ceramic Butler's sink unit with a range of cupboards and granite worktops, **integrated dishwasher, free standing leisure cuisine range cooker** with extractor over, fitted breakfast bar, wall cabinets and concealed gas central heating boiler, tiled flooring, double-glazed window and French doors leading into the rear garden...

As previously stated, there is **an oak staircase** leading to the first-floor galleried landing with loft access...

Bedroom 1 is a large room overlooking the rear garden with a double-glazed window and cast-iron fireplace...

Bedroom 2 overlooks the front elevation and enjoys period sash windows, a Victorian cast iron fireplace with tiled inlets and matching hearth, sash windows and exposed timber flooring...

Bedroom 3 has a double-glazed window and built-in cupboard...

Bedroom 4 has sash windows and exposed timber flooring...

The property also enjoys a **good-sized family bathroom** with a large cast-iron bath with fitted chrome furniture and shower spray, pedestal wash hand basin, close coupled WC, good sized separate shower cubicle, tiled flooring and heated towel rail.

Outside

The property is approached via a **covered carport** leading to an additional open tandem parking area...

To the rear is a mature garden with a slate chip patio leading to a series of tiered lawn and recreational areas enjoying a variety of mature shrubs and trees creating a most pleasant setting.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band D (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

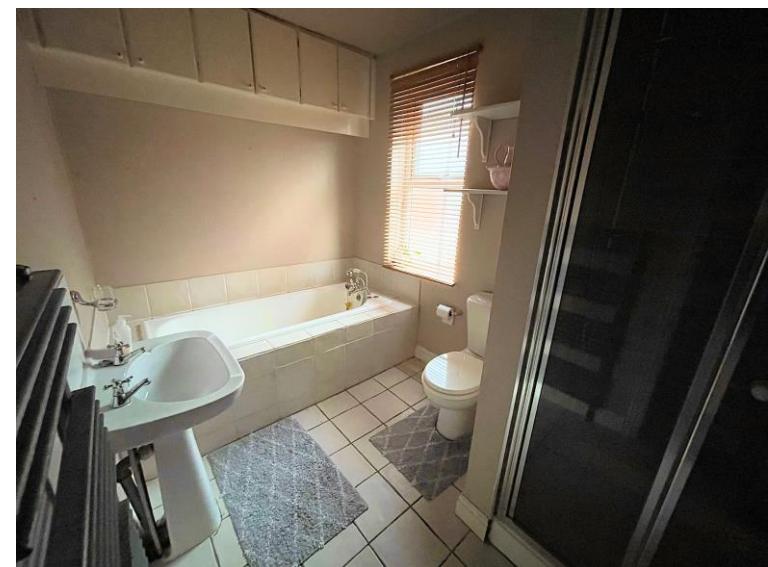
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