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**70 Brenton Road**  
Penn, Wolverhampton



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70 Brenton Road, Penn, Wolverhampton, WV4 5NX

A fully modernised 3 bedroom semi-detached family home located within a highly sought after area just off Wakeley Hill. Convenient for nearby amenities such as Penn Golf Club and Cricket Club and also provides easy access into Wolverhampton City Centre. The property benefits from an open plan L shaped modern Living/Kitchen space ideal for entertaining. In addition, the first floor enjoys three good size bedrooms and a stylishly fitted Family Bathroom. The property is situated off a quiet road and is within walking distance to public transport links, amenities and primary and secondary schools. With gas central heating, and UPVC double glazing throughout, this is an ideal property for a growing family.

Accommodation is over two floors and briefly comprises; Reception Hallway, open plan Lounge/Diner/Kitchen, Utility Room, WC, Garage with roller shutter door, Landing, 3 good size Bedrooms, family Bathroom and private rear Garden.

OVERALL, THIS IS AN IMPROVED AND UPDATED FAMILY HOME LOCATED IN A CONVIENT POSITION. VIEWING IS HIGHLY RECOMMENDED.

On approach, you are greeted by a tarmacked driveway, providing off road parking for multiple vehicles. On entrance to the property the UPVC front door leads through to the inviting and spacious Reception Hallway. The Hallway has understairs storage built in, stairs to first floor landing and doors to;



The modern L shaped open plan Lounge is located at the front of the property and enjoys a log burner with feature surround. The Diner/Kitchen has French doors leading out to the rear Garden. The stylishly fitted Kitchen has a range of white gloss units having worktops that incorporate an inset sink and drainer, inset gas hob with angled extractor fan over, built in oven, grill and dishwasher. There is recessed ceiling lights and tiled flooring throughout the Kitchen.

Off the Kitchen, is a useful Utility Room which houses the boiler and doors to WC, Garage and rear Garden.

The single Garage has a roller shutter door, there are power points, lighting and plumbing.

To the first floor, the Landing has a useful loft hatch access and there are doors to;

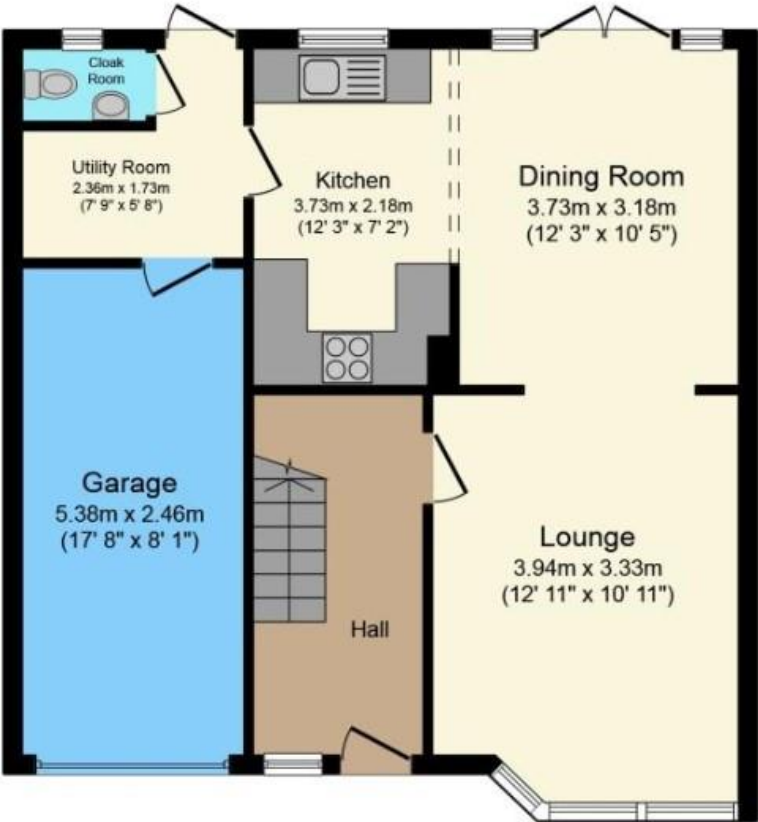
Three well proportioned Bedrooms, of which Bedroom 1 and 2 are double rooms and Bedroom 3 benefits from built in over stairs storage. The family Bathroom is fully tiled and is fitted with a contemporary white suite comprising, WC, hand wash basin with storage beneath, enclosed shower cubicle, freestanding bath and vertical radiator.

Externally, the private and landscaped rear Garden enjoys a south facing aspect, a paved patio area with shallow steps to an extensive lawned area with borders.

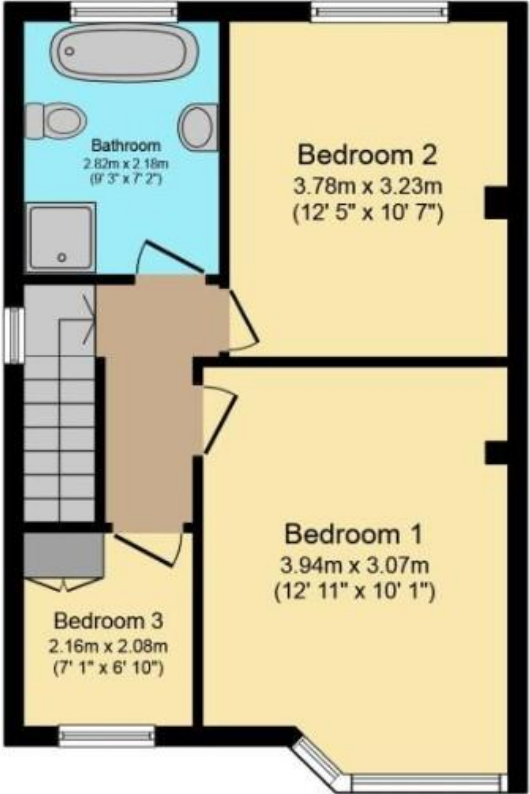




# FLOOR PLANS



Ground Floor



First Floor

Total floor area 107.0 sq. m. (1,152 sq. ft.) approx



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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