



Affitto Estate Agents proudly bring to the market this spacious family home situated in the highly sought after location of Penn, Wolverhampton with excellent transport links to Wombourne and within walking distance to Church Hill, local parks and amenities.

The accommodation is ideal for a family and comprises of, on the ground floor; a porch entrance, entrance hall, large reception room with fireplace, open plan dining room, modern fitted kitchen with integrated oven and hob, guest W/C and access to the large garage.

On the first floor you will find the Four Double bedrooms and One Single bedroom. The fully fitted family bathroom is modern and equipped with shower facilities.

The property is in good condition and has a neutral colour scheme throughout with the benefit of spacious off road parking on a private driveway and a private secure rear garden accompanied with a shed.

• *** 5 BEDROOM, SPACIOUS, FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION ***

- Large Reception Room
- Dining Room
- Modern Fitted Kitchen
- Garage
- Guest W/C
- FIVE Bedrooms
- Modern Family Bathroom
- Private Rear Garden
- Off Road Parking Driveway
- Gas Central Heating Throughout
- Excellent Transport Links to Penn, Wolverhampton and Wombourne
- FREEHOLD

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden, Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>		