



R  
&L

21 Pennhouse Avenue

| WV4 4BG | Offers In Excess Of £280,000

ROYSTON  
& LUND

- NO CHAIN!!
- SOUTH WEST FACING REAR GARDEN
- BREAKFAST KITCHEN AREA
- OFF ROAD PARKING & CAR PORT
- GREAT TRANSPORT LINKS
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS
- EXCELLENT SCHOOLING
- INSPECTIONS HIGHLY ADVISED!!





Guide Price £280,000

Nestled on the charming Pennhouse Avenue in Wolverhampton, this delightful three-bedroom family home offers a perfect blend of comfort and style. The large landscaped rear garden is well stocked with mature planting. Built in 1935, the property boasts a generous living space of 1,238 square feet, making it an ideal choice for families seeking room to grow.

Upon entering, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The recently renovated breakfast kitchen area is a highlight of the home, providing a warm and inviting space for family meals and morning gatherings. The kitchen is designed to be both functional and welcoming, making it the heart of the home.

The three well-proportioned bedrooms offer ample space for relaxation and rest, catering to the needs of a growing family. The sizeable family bathroom is conveniently located, ensuring ease of access for all members of the household.

Outside, the property features a front driveway with carport, providing off-road parking and enhancing the overall appeal of the home. The location is both peaceful and convenient, with local amenities and schools within easy reach, making it an excellent choice for families.

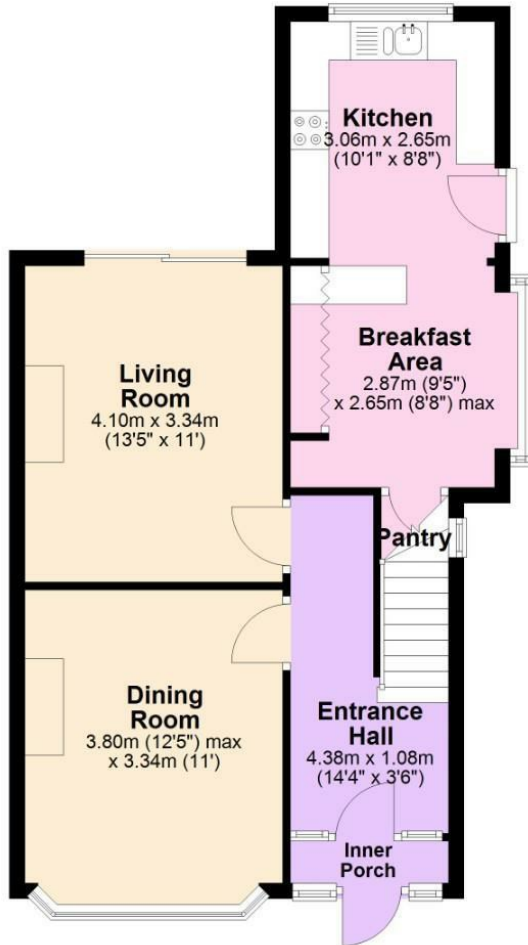
This charming property is not just a property; it is a place where memories can be made. With its character, space, and prime location, it presents a wonderful opportunity for those looking to settle in Wolverhampton. Do not miss the chance to make this lovely family home your own.

For More Information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5198252](https://reports.sprift.com/property-report/?access_report_id=5198252)

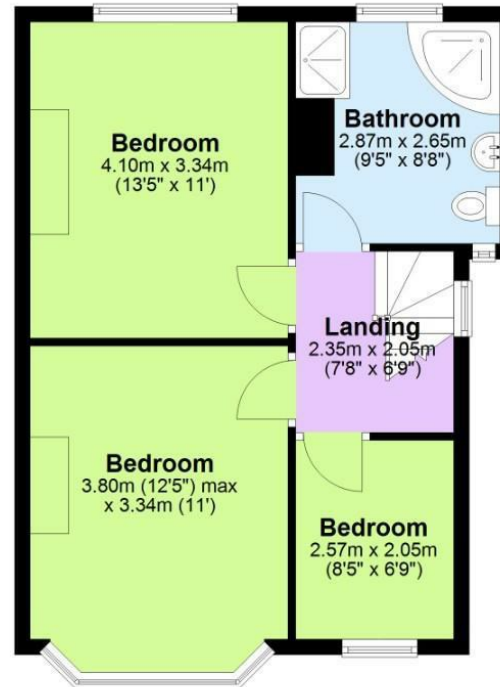
Freehold



**Ground Floor**  
Approx. 54.6 sq. metres (588.2 sq. feet)



**First Floor**  
Approx. 46.1 sq. metres (495.7 sq. feet)



Total area: approx. 100.7 sq. metres (1083.9 sq. feet)



**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**