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&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!!





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.

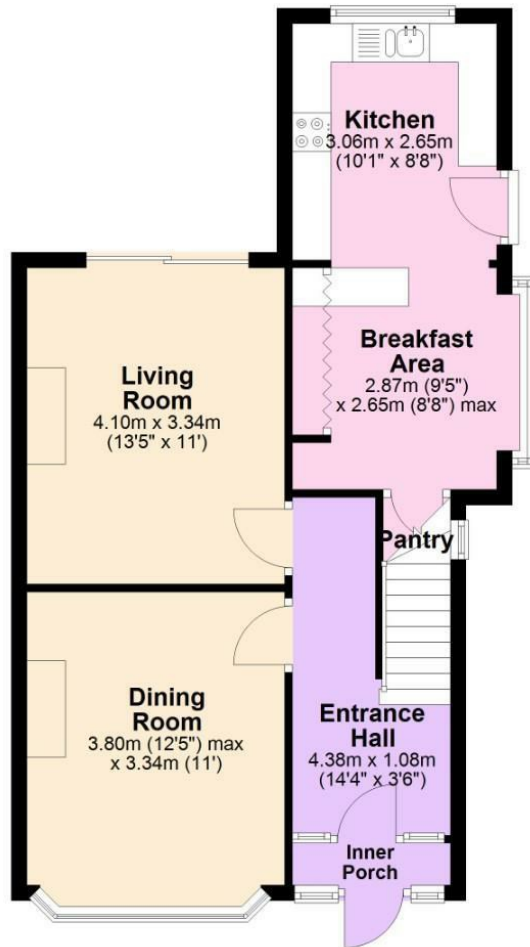
For More Information: https://reports.sprift.com/property-report/?access_report_id=5198252

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
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**ROYSTON
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