

SUPERIOR HOMES

ROYSTON & LUND



20 Showell Lane

| WV4 4UA

Asking Price £489,950

A substantial three bedroom detached family home occupying an electric gated corner plot in Penn. The property benefits from a garage conversion that has created a home cinema room and is ideally situated for easy access into Wolverhampton City Centre while also having a wealth of local amenities nearby.

Entering through the porch and into the hallway that benefits from storage, we have access into the lounge, sitting room, kitchen and stairs to the first floor. The lounge / dining room features a bay window to the front as well as double doors into the conservatory.

The kitchen benefits from an integrated oven, gas hob, extractor fan and a dishwasher and allows access into the rear lobby where you can find the home cinema room, WC and utility cupboard.

To the first floor there are three well proportioned double bedrooms with the main bedroom featuring a separate dressing room and en-suite shower room. There is also a separate family bathroom consisting of a bath with shower overhead, WC and wash basin.

The property benefits from garden space on all four aspects and features an electric gate for vehicular access onto the driveway and a separate pedestrian gate with pathway leading to the main entrance. to the rear of the property there is a low maintenance courtyard.





- Detached family home
- Three bedrooms
- Electric gates
- Garage converted to home cinema room
- En-suite & dressing room
- Corner plot
- Two reception rooms
- Downstairs WC
- EPC rating E
- Council tax band F

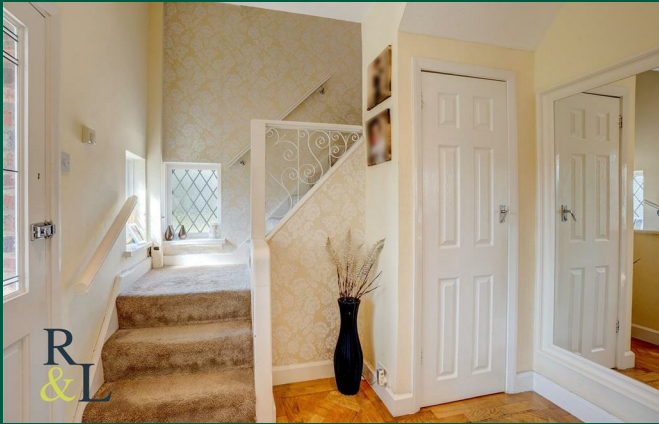








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Environmental Impact (CO ₂) Rating	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>EU Directive 2002/91/EC</p> <p>Current</p> <p>Potential</p>
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>EU Directive 2002/91/EC</p> <p>Current</p> <p>Potential</p>
Energy Efficiency Rating	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>

EPC



Tel: 01902 338 185

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