



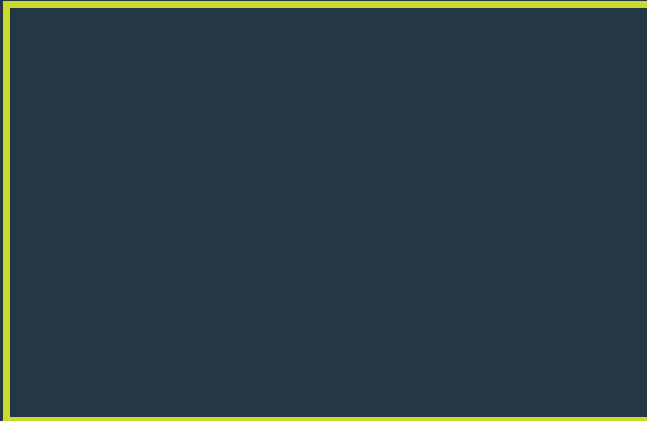
Pennant Court Penn Road

Penn | WV3 ODT | Offers In The Region Of £120,000

ROYSTON
& LUND

- TWO BED GROUND FLOOR APARTMENT
- COMMUNAL GARDENS
- WALKING DISTANCE TO THE CITY CENTRE
- SUPERB INVESTMENT OR FIRST TIME PURCHASE
- ALLOCATED PARKING
- SECURE INTERCOM SERVICE
- EXCELLENT LOCATION
- EXCELLCENT TRANSPORT LINKS
- LEASEHOLD





Welcome to this charming ground floor flat located in the vibrant city of Wolverhampton. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home. The flat boasts a modern bathroom, ensuring convenience and comfort for its residents.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchasing process. This is particularly advantageous for first-time buyers or those looking to make a swift move into their new home.

The apartment offers a practical layout that maximises the available space, providing a cosy yet functional living environment. The ground floor location adds to the appeal, offering easy access and the potential for outdoor space, perfect for enjoying the fresh air.

Situated in Wolverhampton, this property benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected by public transport, making it convenient for commuting to nearby cities or exploring the local attractions.

In summary, this two-bedroom ground floor flat in Wolverhampton presents an excellent opportunity for those seeking a comfortable and accessible living space. With its chain-free status and prime location, it is certainly worth considering for your next home.

Ground Floor

Approx. 55.5 sq. metres (597.2 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		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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 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.

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