



2 Sandhurst Drive, Penn, Wolverhampton, WV4 5RR

BERRIMAN  
EATON

## 2 Sandhurst Drive, Penn, Wolverhampton, WV4 5RR

This is a modern detached family home occupying a corner position with off road parking, detached garage and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, living room and dining kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom fitted with a white suite. The property benefits from central heating, double glazing and no upward chain.

EPC : C  
WOMBOURNE OFFICE

### LOCATION

The property stands on the corner of Mount Road and Sandhurst Drive. There are a wide range of local facilities are available nearby within Penn itself which are ample for everyday needs and which include excellent schooling. The city centre is within easy reach and regular bus services run along the length of the Penn Road.

### DESCRIPTION

This is a modern detached family home occupying a corner position with off road parking, detached garage and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, living room and dining kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom fitted with a white suite. The property benefits from central heating, double glazing and no upward chain.

### ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door with opaque panels and stairs to the first floor landing. The CLOAKROOM has a low level WC, vanity wash hand basin and mixer tap and a double glazed opaque window to the side elevation. The LIVING ROOM has double glazed windows to the front and side elevations and a radiator. The KITCHEN/DINER is fitted with a range of wall and base units with complementary work surfaces and inset one and a half bowl and drainer with mixer tap, integrated oven with ceramic hob, space for a washing machine or dishwasher. There is an understairs storage cupboard, double glazed windows to the rear elevation, double glazed bi folding doors to the rear garden, spotlights and a wall mounted central heating boiler, which is only a couple of years old.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, radiator and airing cupboard with fitted shelving. The BATHROOM is fitted with a white suite which comprises bath with shower over and screen, vanity wash hand basin with mixer tap, low level WC, double glazed opaque window to the rear elevation and a heated ladder towel rail. DOUBLE BEDROOM 1 has double glazed windows to the front and side elevations, radiator and a cupboard with shelving. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator and a fitted cupboard with shelving. BEDROOM 3 has a double glazed window to the front elevation and radiator.

### OUTSIDE

The property occupies a corner position with lawns to the front and side with a path leading to the entrance and a tarmac DRIVEWAY providing off road parking and access to the GARAGE. The garage has access into the REAR GARDEN which is enclosed with a fence and is lawned with a path to the bi folding doors.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:  
<https://www.ofcom.org.uk/mobile-coverage-checker>  
The long term flood defences website shows very low

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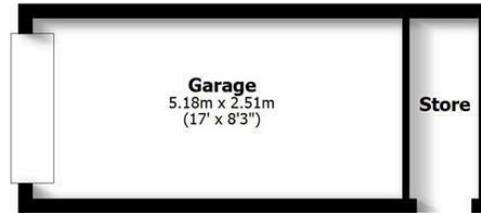
Offers In The Region Of  
£300,000

EPC: C

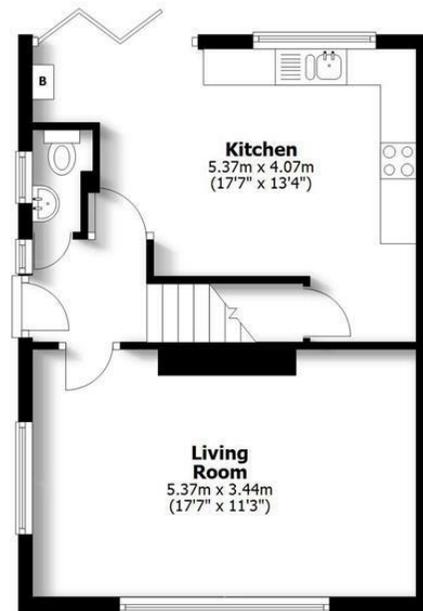
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



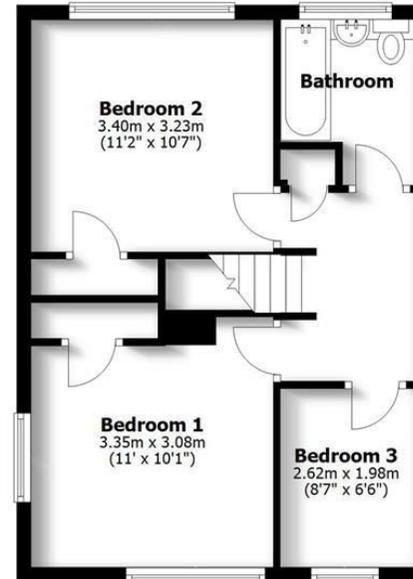
**2 Sandhurst Drive  
Wolverhampton**



HOUSE: 82.2sq.m. 885sq.ft.  
 GARAGE: 15.6sq.m. 167sq.ft.  
**TOTAL: 97.8sq.m. 1052sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

