



Cedar Cottage, 31 The Avenue, Penn, Wolverhampton, WV4 5HW

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EPC: D  
WOMBOURNE OFFICE

## LOCATION

The Avenue is a charming road which links the Penn Road to Vicarage Road along the side of Penn Hall School. This gives tremendous access to major transport links into Wolverhampton, Sedgley and Birmingham. There are regular buses running along the A449. The property is within walking distance of St Bartholomew's Primary School and falls within the catchment of Highfields High School, subject to availability. The closest shops are at Wakeley Hill with a Tesco Express further along the Penn Road. There are excellent walking opportunities and Baggeridge Country Park is close by.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL is accessed through a wooden door where there is a staircase rising to the first floor landing, radiator and tiled floor. The LIVING ROOM has panelled walls with concealed wiring for a TV, fitted floor to ceiling bookshelf, sash windows with fitted shutters to the side and rear elevations, parquet flooring, log burner inset an original wooden fireplace, vintage radiators, wiring for wall lights, understairs storage cupboard with plumbing and space for washing machine, tumble dryer and freezer. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, sash windows to the side and rear elevation. There is space for a dishwasher, decorative coving, tiled floor and door into the CONSERVATORY. This is brick and double glazed construction with a glass roof, wiring for wall lights, fitted storage cupboard and wooden doors to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a sash window, radiator and access into the BATHROOM which has a claw foot roll edge bath, cistern WC, separate shower cubicle, wash hand basin with mixer tap, panelled walls, radiator, vanity storage cupboard with shelving and sash window to the side elevation. DOUBLE BEDROOM 1 has a sash bay window with window seat, wooden floor and fitted wardrobe. DOUBLE BEDROOM 2 has a sash window to the side elevation, radiator and picture rail.

There is a further staircase which rises to the SECOND FLOOR which has two further bedrooms. BEDROOM 3 has a double glazed sky light to the side elevation, eaves storage and radiator. BEDROOM 4 has a double glazed skylight to the side elevation, eaves storage and radiator.

## OUTSIDE

There are wooden double opening gates which give access to a DRIVEWAY suitable for secured off road parking and which gives access to the REAR GARDEN. There is a storage cupboard and steps which lead up to a lawned area with established well planted borders, hedge and walled boundary with two sheds.

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  
£450,000

EPC: D

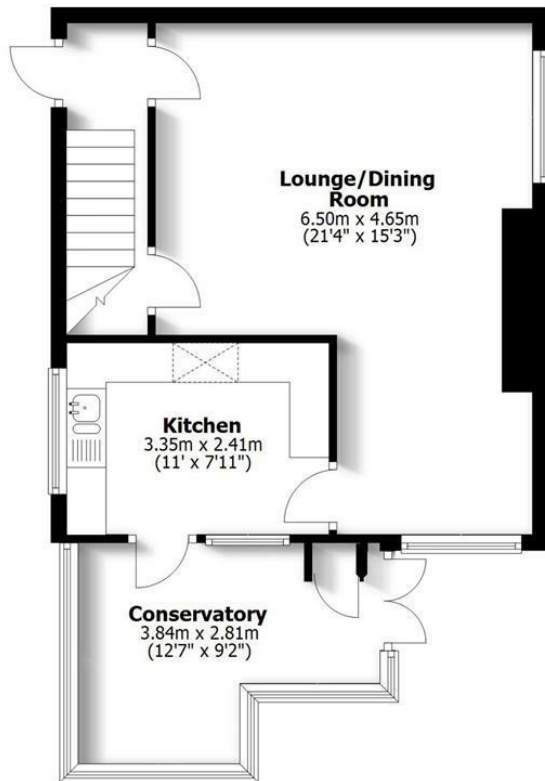
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



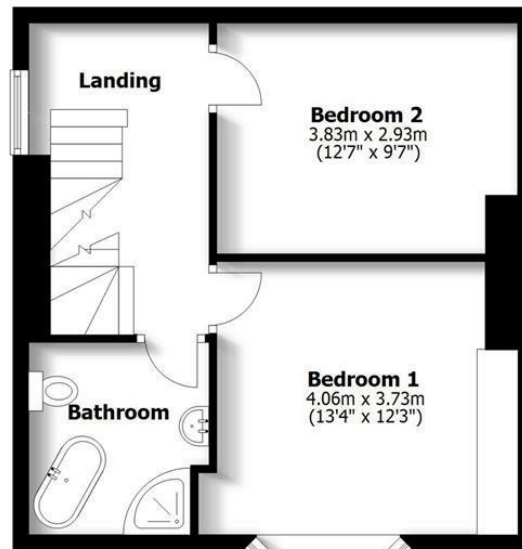
**31 The Avenue**  
Penn

**TOTAL: 113.7sq.m. 1224sq.ft.**

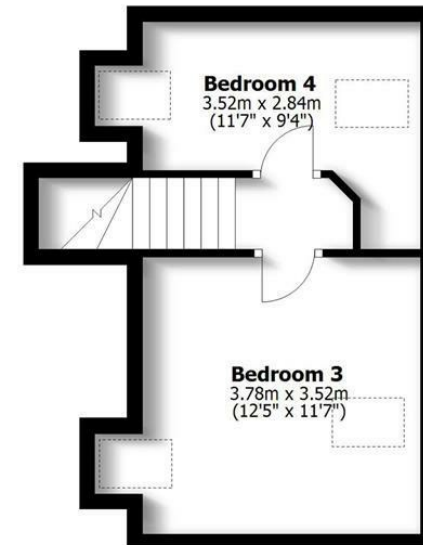
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Second Floor**

