

19 Balmoral Road  
Penn,  
Wolverhampton,  
WV4 5SZ

**Offers In Region Of £215,000**



Impressive semi-detached home in a highly sought after location, convenient for the wide ranging amenities of Penn Road and picturesque Penn Common. Recently refurbished the property offers excellent living accommodation throughout comprising reception hall, sitting room, spacious dining kitchen, utility, three generous bedroom and re-fitted bathroom.

Set behind a driveway providing off road parking the property has a large side garage and good size lawned garden to the rear.

#### **APPROACH**

The property is approached via a gravel driveway providing off road parking with access to a side garage.

#### **ENTRANCE PORCH**

Part glazed door into the reception hall.

**RECEPTION HALL** Radiator, tiled floor, window to the front, staircase to the first floor landing and doors to the sitting room and dining kitchen.

#### **SITTING ROOM 12' 1" x 11' 5" (3.7m x 3.5m)**

Double glazed window to the front and radiator.

#### **DINING KITCHEN 18' 10" x 12' 0" (5.76m max x 3.66m max)**

A particular feature of the property is the impressive rear dining kitchen which would make a fine entertaining room.

There is a double glazed window to the rear, double glazed double doors opening out to the rear patio, two radiators, useful under stairs cupboard and a part glazed door to the garage and utility room. The contemporary kitchen is fitted with a range of wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap, integral fridge and built in electric oven with 4 ring gas hob above.

#### **UTILITY ROOM 5' 10" x 5' 10" (1.8m x 1.8m)**

Double glazed window to the rear, fitted roll edge counter top work surfaces with inset stainless steel sink

and drainer unit with, plumbing for a washing machine and space for other household appliances.

#### **FIRST FLOOR LANDING**

Double glazed window to the side, loft access hatch and built in cupboard housing the central heating boiler.

#### **BEDROOM ONE 11' 9" x 10' 9" (3.6m x 3.3m)**

Double glazed window to the rear and radiator.

#### **BEDROOM TWO 10' 9" x 9' 6" (3.3m x 2.9m)**

Double glazed window to the front and radiator.

#### **BEDROOM THREE 9' 2" x 7' 6" (2.8m x 2.3m)**

Double glazed window to the front and radiator.

#### **RE-FITTED BATHROOM**

Double glazed window to the rear, towel rail, tiled walls, tiled floor and white suite comprising pedestal wash hand basin with mixer tap, close coupled w.c and panelled bath with mixer tap and shower above.

#### **SIDE GARAGE 23' 11" x 11' 5" (7.3m max x 3.5m max)**

The spacious side garage has both an up and over and pedestrian door to the front, double-glazed window to the side and doors to the utility room and garden.

#### **REAR GARDEN**

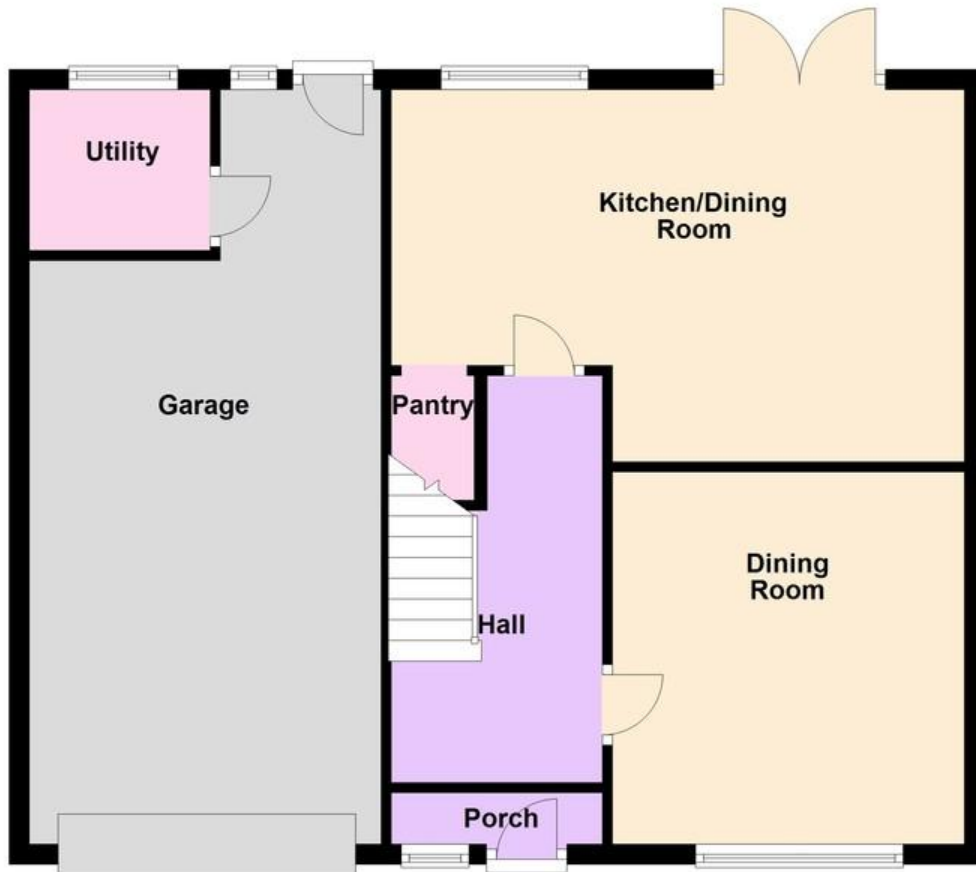
To the rear of the property is a paved patio area with an enclosed lawned garden beyond.



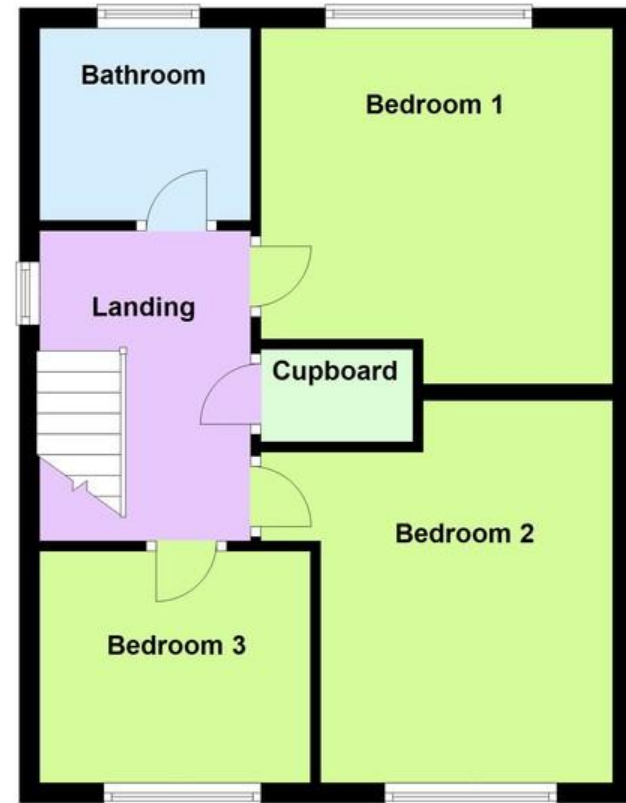
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**Ground Floor**



**First Floor**



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