

20 Lonsdale Road, Pennfields, Wolverhampton, West midlands, WV3 0DY



- Traditional Semi-Detached Property
- Three Reception Rooms
- Three Bedrooms & Attic Room
- Outbuildings & Garage
- Mature Garden to Rear
- EPC = E





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Property description

****FIXED PRICE**** This impressive Traditional Property offers far more than a first glance leads you to believe. Set behind a pleasant easy to maintain frontage, the property offers tremendous potential for either refurbishment - or for the discerning investor, conversion into a HMO. The accommodation in brief comprises; Hallway with Minton Tiled Floor, Three Reception rooms - each with feature fireplaces, Kitchen and outbuildings. To the first floor there are three bedrooms, all of which can accommodate a double bed, a kitchenette, a large family bathroom and finally stairs lead up to the Attic room - which has doors leading to eaves storage. A generous driveway leads to a timber garage and a lovely mature garden extends out from the rear. The property is in need of some improvement and therefore VIEWING is essential in order to fully appreciate this lovely house.

Accommodation

HALLWAY with storage

RECEPTION ROOM (Lounge) 4.50 (max into bay) x 4.60 (14'9" (max into bay) x 15'1")

RECEPTION ROOM (Dining Room) 4.40 x 3.75 (14'5" x 12'3")

RECEPTION ROOM (Sitting Room) 3.95 x 3.80 (12'11" x 12'5")

KITCHEN 3.80 x 2.40 (12'5" x 7'10")

3 x OUTBUILDINGS

First Floor Landing

BEDROOM 5.45 (max) x 2.75 (max) (17'10" (max) x 9'0" (max))

BEDROOM 4.40 (max) x 3.75 (14'5" (max) x 12'3")

KITCHENETTE 3.75 x 1.60 (max) (12'3" x 5'2" (max))

BEDROOM 5.40 (max) x 3.75 (17'8" (max) x 12'3")

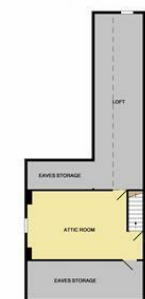
BATHROOM 3.80 x 2.40 (12'5" x 7'10")

Stairs to 2nd floor

ATTIC ROOM 6.30 x 3.70 (20'8" x 12'1")

GARAGE & DRIVEWAY

Floor plan



Tenure: Freehold

EPC

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

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.