



**Connells**  
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**FOR SALE**

**Connells**

Penn Road  
Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this fantastic CHAIN FREE three/ four bedroom semi-detached family property in the popular Penn area. Internally the property has generous room sizes and really must be viewed in order to appreciate.

The property currently comprises of an entrance porch, entrance hall, large lounge, separate dining room, kitchen with adjoining breakfast room, three good sized bedrooms, loft area and a good sized family bathroom.

Externally there is off road parking and garage with front and rear gardens.

Viewing is highly recommended in order to appreciate the fantastic lay out of this particular property.

### Location And Area

Situated on the main A449 Penn Road conveniently located for popular schooling, shopping and bus routes linking into Wolverhampton City centre. Popular public houses, eateries, doctors and dentists are also relatively close by.

### Entrance Porch

Door to front, door to entrance hall.

### Entrance Hall

Doors to various rooms, stairs, radiator.

### Lounge

12' into recess x 10' 11" plus the bay ( 3.66m into recess x 3.33m plus the bay )

Double glazed bay window to front, radiator, gas fire, door to entrance hall.

### Dining Room

14' x 10' 9" ( 4.27m x 3.28m )

Double glazed window and door to rear, picture rail, gas fire, radiator, door to entrance hall.

### Kitchen

8' 11" x 9' 11" ( 2.72m x 3.02m )

Double glazed window rear, range of wall and base units, space for range cooker with extractor over, spotlights, room for various appliances, door to breakfast room.

### Breakfast Room

9' 8" x 12' 4" ( 2.95m x 3.76m )

Double glazed door and double glazed window to rear, as well as space for a dining table.

## First Floor Landing

Double glazed window to side, doors to various rooms.

## Bedroom One

14' 9" x 9' 6" ( 4.50m x 2.90m )

Double glazed bay window to front, radiator, door to landing, loft access.

## Bedroom Two

13' 8" into bay x 9' 7" plus wardrobe recess ( 4.17m into bay x 2.92m plus wardrobe recess )

Double glazed window to rear, radiator, two fitted wardrobes, door to landing.

## Bedroom Three

8' 6" x 7' 3" ( 2.59m x 2.21m )

Double glazed window to front, radiator, door to landing.

## Family Bathroom

L shaped panelled bath with mixer shower over, vanity sink, low lush toilet, spotlights, radiator, door to landing.

## Attic Area

Fully boarded with velux skylights, maybe used as a bedroom subject to meeting building regulations and planning permission.

## Garage

16' 4" x 7' 8" ( 4.98m x 2.34m )

Double doors to front, door to small side lean to area, light and power.

## Lean To

Plumbing point for washing machine.

## Outside Front

Large block paved driveway with a garden to side with a range of plants, trees and shrubs.

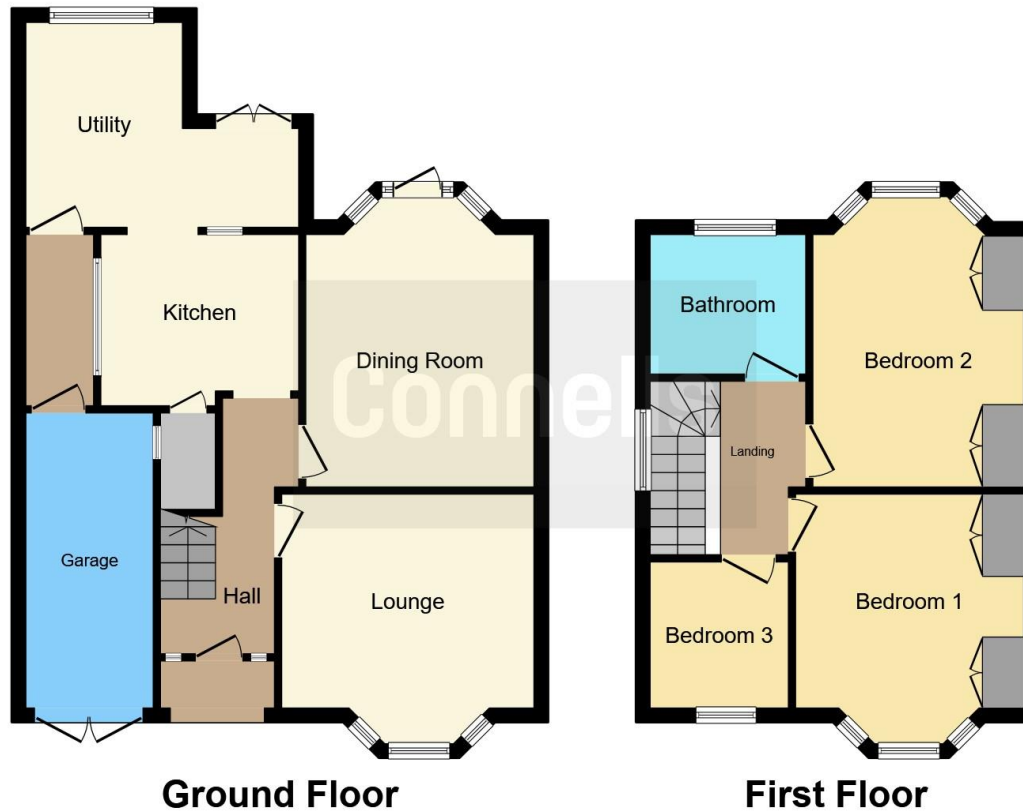
## Outside Rear

Good sized enclosed lawned garden with a block paved pathway surrounded by panelled fencing aswell as an elevated paved patio area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH326708](http://connells.co.uk/Property/WVH326708)**

Tenure: Freehold



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