



Connells

Claremont Road
Penn Fields Wolverhampton



Property Description

Connells Wolverhampton have the delight of bringing to the market this well presented and chain free three bedroom mid-terraced family property in a cul-de-sac location. The property occupies an enviable plot tucked away in a private residents only cul-de-sac, immediately adjacent to the road there is a delightful tree lined road as well as the popular Wolverhampton Royal School.

Internally the property has a good layout and should be viewed in order to appreciate. The property currently comprises of an entrance porch, entrance hall, kitchen, large open plan lounge with french doors overlooking the rear garden, three bedrooms one of which has an en-suite, family shower room. Externally there is a garage, generous off road parking to front and side access leading to a well proportioned rear garden with a separate timber constructed garden room.

Connells Wolverhampton advises viewing to fully appreciate the accommodation on offer.

Entrance Porch

Double glazed door to front, double glazed window to side, door to entrance hall, doors to various rooms, door to kitchen, door to garage, door to lounge and a radiator.

Lounge

12' 4" x 18' 1" max (3.76m x 5.51m max)

French doors to rear, double glazed window to rear, radiator, stairs access, door to the entrance hall.

Kitchen

9' 8" x 6' 2" (2.95m x 1.88m)

Double glazed window to front, stainless steel drainer sink, radiator, space for a cooker, space for a washer, range of base units and door to entrance hall.

Location And Area

Set to the south west of Wolverhampton City Centre in the Penn area in a cul de sac location just off the A449 with easy access to Wolverhampton Rail Stations and in sought after local schooling. Local shopping facilities are available on the A449 route.



First Floor Landing

Airing cupboard, loft access, doors to various room.

Bedroom One

8' 1" x 12' 3" (2.46m x 3.73m)

Double glazed window to front, radiator, two fitted wardrobes, door to en-suite.

En-Suite

Double glazed window to front, radiator, low flush toilet, pedestal sink, electric shower in cubicle, door to bedroom one.

Bedroom Two

7' 9" x 8' 6" (2.36m x 2.59m)

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

Bedroom Three

7' 8" x 9' 4" (2.34m x 2.84m)

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

Family Shower Room

Electric shower in cubicle, pedestal sink, low flush toilet, extractor fan, door to landing.

Garage

15' 7" max, restricted head height x 7' 7" (4.75m max, restricted head height x 2.31m)

Up and over door, light and power, door to side.

Outside Front

Generous tarmac off road parking area.

Outside Rear

Good sized enclosed rear garden with a lawned area, paved patio area, panelled fencing and a separate timber constructed garden room.

Garden Room

7' 8" x 9' 9" (2.34m x 2.97m)

Glazed windows, door to garden.









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: C

view this property online connells.co.uk/Property/WVH327618

Tenure: Freehold



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