



Connells

Church Hill
Penn Wolverhampton



Property Description

Connells Wolverhampton bring to the market this outstanding and well placed three bedroom extended detached family property. This gorgeous bay fronted detailed property sits in the popular residential area of Penn and must be viewed in order to appreciate.

Internally the property has good layout and comprises of entrance porch, entrance hall, large dining room with bay window to front, extended lounge to rear, well proportioned modern fitted kitchen, home office with adjoining downstairs shower room. To the first floor there are three good size bedrooms and family bathroom. Externally there is generous large garage to side (ideal for conversion), large driveway to front providing ample off road parking and a large enclosed rear garden offering further extensions possible (STPP).

Entrance Porch

Double glazed door to front, stained glass door to entrance hall.

Entrance Hall

Stained glass door to entrance porch, under stair storage cupboard, door to kitchen, door to lounge, door to dining room, stairs to first floor landing with feature stained glass.

Dining Room

12' 5" x 10' 9" plus bay (3.78m x 3.28m plus bay)

Double glazed bay window to front, gas fire, central heating radiator, oak door to entrance hall, open french doors leading to extended lounge.

Extended Lounge

19' 7" x 9' 9" (5.97m x 2.97m)

Sliding double glazed door to rear garden, gas fire, wooden door to entrance hall, french doors to dining room.

The Location & Area

Set to the south of Wolverhampton City Centre in the highly regarded, established and desirable Penn area just off the A449 route ideally placed for easy access to numerous local shops and restaurants along the A449 whilst also having the benefits of the numerous highly regarded local schools, including St. Barts.



Kitchen

15' 3" x 8' 5" (4.65m x 2.57m)

Double glazed window to rear, a range of wall and base units, integrated double oven, gas hob, extractor, integrated dishwasher, one and half stainless steel drainer sink, pantry storage cupboard, plumbing for washing machine, space for dryer, central heating radiator, feature lighting, door to entrance hall, door to home office.

Home Office

11' 10" x 7' 2" (3.61m x 2.18m)

Double glazed and door to rear, glazed window to side, sliding door to kitchen, door to garage, central heating radiator, door to downstairs shower room.

Downstairs Shower Room

Double glazed window to rear, wash hand basin, shower cubicle with electric shower, low flush toilet, door to home office.

First Floor Landing

Feature large double glazed window to side, large loft access, airing cupboard/storage areas, doors to various rooms.

Bedroom One

12' 6" x 11' (3.81m x 3.35m)

Double glazed window to front, central heating radiator, wooden door to first floor landing.

Bedroom Two

11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed window to rear, central heating radiator, wooden door to first floor landing.

Bedroom Three

10' 5" x 9' (3.17m x 2.74m)

Double glazed window to rear, central heating radiator, wooden door to first floor landing

Family Bathroom

Double glazed window to side, panelled bath with mixer shower over, vanity sink, low flush toilet, wooden door to first floor landing.

Garage

17' 5" x 13' 6" (5.31m x 4.11m)

Up and over door to front, light, power, sink, Worcester Bosch toilet, door to home office.

Outside Front

Large driveway area providing ample off road parking, lawned area, steps to entrance porch.

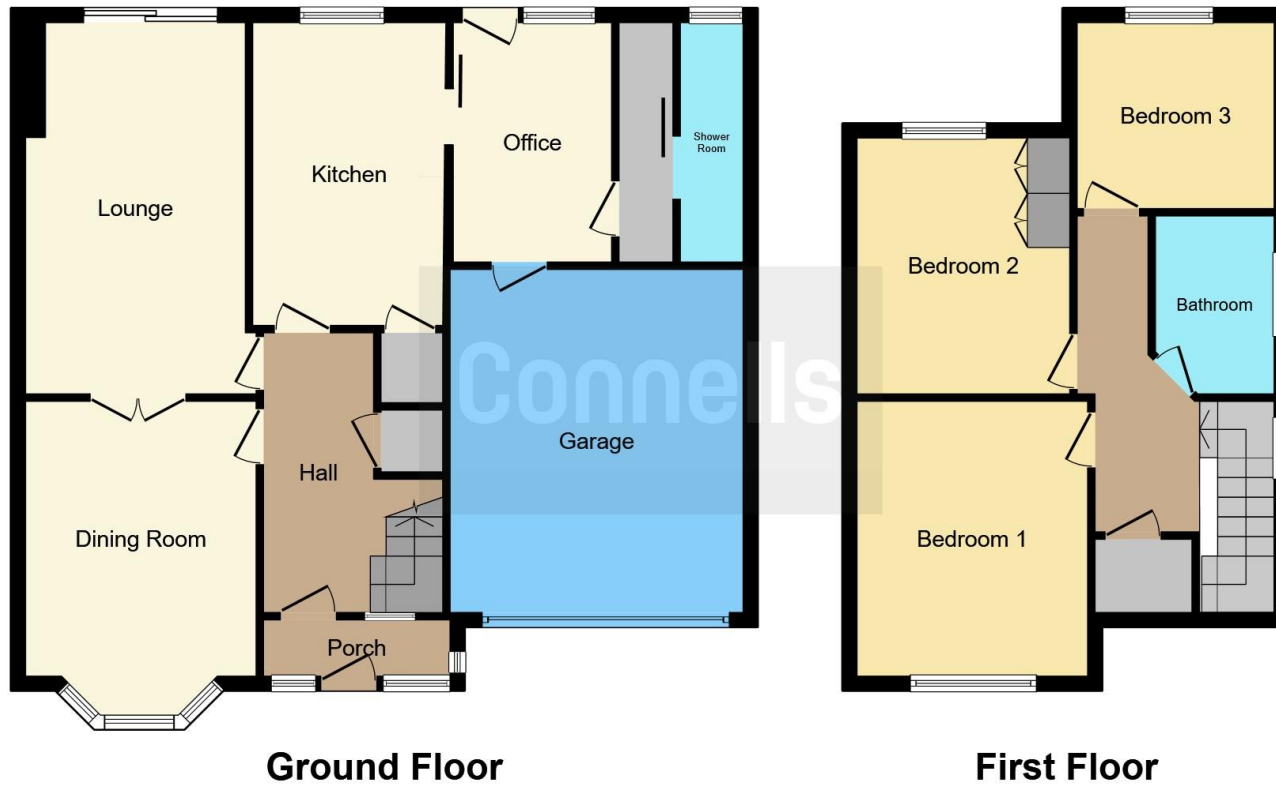
Outside Rear

Large enclosed rear garden with a large lawned area, a range of panelled fencing, mature plants, trees and shrubs, 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/WVH328455

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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