



**Connells**

Ryecroft Avenue  
Penn Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this well appointed and traditional semi-detached family property in the popular Penn area. Internally the property has a fantastic and traditional lay out and must be viewed in order to appreciate.

The property comprises of entrance hall, lounge with feature bay window to front, modern fitted kitchen with adjoining dining area, downstairs wc, three well presented bedrooms and family bathroom. Externally there is off road parking to front, garage to side, good sized enclosed rear garden ideal for families.

### Location And Area

Set to the south of Wolverhampton City Centre in the Penn area just off Mount Road with easy access to A449 for commuting. Numerous local shops, highly regarded local schooling, only a short drive from Penn Hospital and Penn Common.

### Entrance Hall

Double glazed door to front, stairs access, doors to various rooms.

### Lounge

11' 5" x 15' 9" into bay ( 3.48m x 4.80m into bay )

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

### Dining Room

10' 9" x 11' 1" ( 3.28m x 3.38m )

Double glazed french doors to rear, radiator, open to kitchen area.

### Kitchen

6' 9" x 6' 9" ( 2.06m x 2.06m )

Range of wall and base units, integrated oven, hob and extractor, inset sink, space for various appliances, door to downstairs wc.

### Downstairs Wc

Low flush toilet, door to garden,



### First Floor Landing

Doors to various rooms, stairs to entrance hall.

### Bedroom One

11' 1" x 12' 1" ( 3.38m x 3.68m )

Double glazed window to front, radiator, door to landing

### Bedroom Two

11' 1" x 11' 1" ( 3.38m x 3.38m )

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

### Bedroom Tree

6' 9" x 7' 9" ( 2.06m x 2.36m )

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

### Bathroom

Panelled bath, pedestal sink, low flush toilet, door to landing.

### Garage

Double doors to front, door to garden.

### Outside Front

Large driveway to front offering ample off road parking.

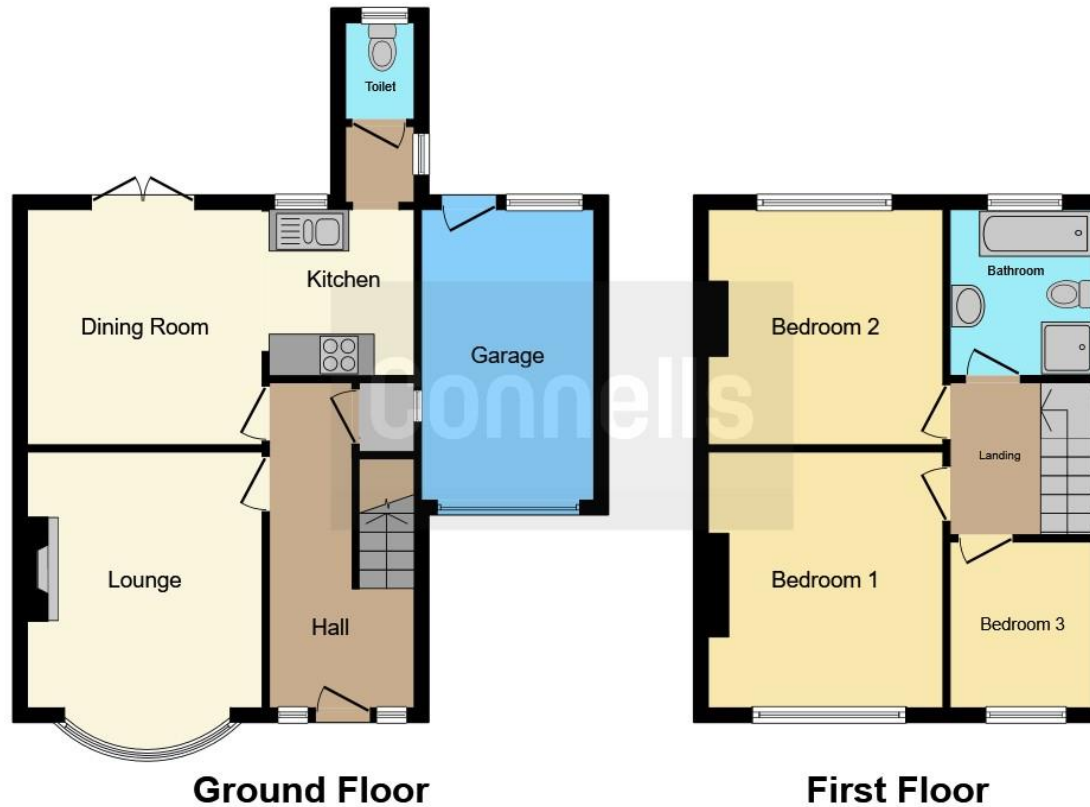
### Outside Rear

Good sized enclosed rear garden, mostly lawned, 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.

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**EPC Rating: D**

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Tenure: Freehold



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