



Connells

Tenbury Gardens
Penn Wolverhampton

Tenbury Gardens Penn Wolverhampton WV4 4JF

for sale offers over
£300,000



Property Description

Connells Wolverhampton are proud to introduce Tenbury Gardens, a stunning three bedroom detached property nestled in the area of Penn. This immaculate residence is situated in a serene cul-de-sac and boasts an array of desirable features. Step inside the extended porch with a recess for storage and then enter a welcoming lounge, alongside a modern and stylish kitchen with integrated appliances. The property further offers a converted garage, now a delightful sitting area which is open plan with the kitchen and has access to a convenient ground floor WC. Upstairs are three generously proportioned bedrooms and a modern bathroom which includes a separate shower cubicle for added comfort. Outside, enjoy off-road parking and a beautifully landscaped rear garden featuring a porcelain tile patio area and an effortlessly elegant artificial lawn.

Don't miss your chance to book your viewing on this beautifully presented detached family home. Call our Connells Wolverhampton office today.

Location And Area

Situated just off Warstones Road in Warstones Gardens, a popular apartment complex which has a selection of shops and bus routes just a stone's throw away.

Approach

Set back from the roadside behind a driveway for ample parking with access to the property via a composite front door or side gate entrance.

Porch

Ceiling spotlights, recess for storage space and door to the lounge.

Lounge

23' max x 10' max (7.01m max x 3.05m max)
Two ceiling light points, two vertical radiators, stairs rising to the first floor, radiator, door to the kitchen and double glazed French doors to the rear garden.

Kitchen

29' max x 7' 1" max (8.84m max x 2.16m max)
A modern and stylish fitted kitchen with matching wall and base units with breakfast bar, integrated fridge, freezer and microwave, plumbing point for washing machine and spaces for dryer and a range style cooker, partly tiled walls, two radiators, ceiling spotlights, beautifully set snug sitting area to the front of the kitchen, double glazed windows to the rear, front and side, doors to the ground floor WC and rear garden.

Ground Floor Wc

Low flush WC, wash hand basin storage unit, partly tiled walls and a ceiling light point

First Floor Landing

Ceiling spotlights, loft access, cupboard housing the boiler and doors to all bedrooms and bathroom.

Bedroom One

15' 1" x 9' 1" (4.60m x 2.77m)

Double glazed window to the rear, radiator, ceiling light point and coving to ceiling.

Bedroom two

13' x 10' (3.96m x 3.05m)

Double glazed window to the front, ceiling light point, coving to ceiling, built-in cupboards and radiator.

Bedroom Three

9' 1" x 7' 1" (2.77m x 2.16m)

Double glazed window to the front, radiator, coving to ceiling and ceiling light point.

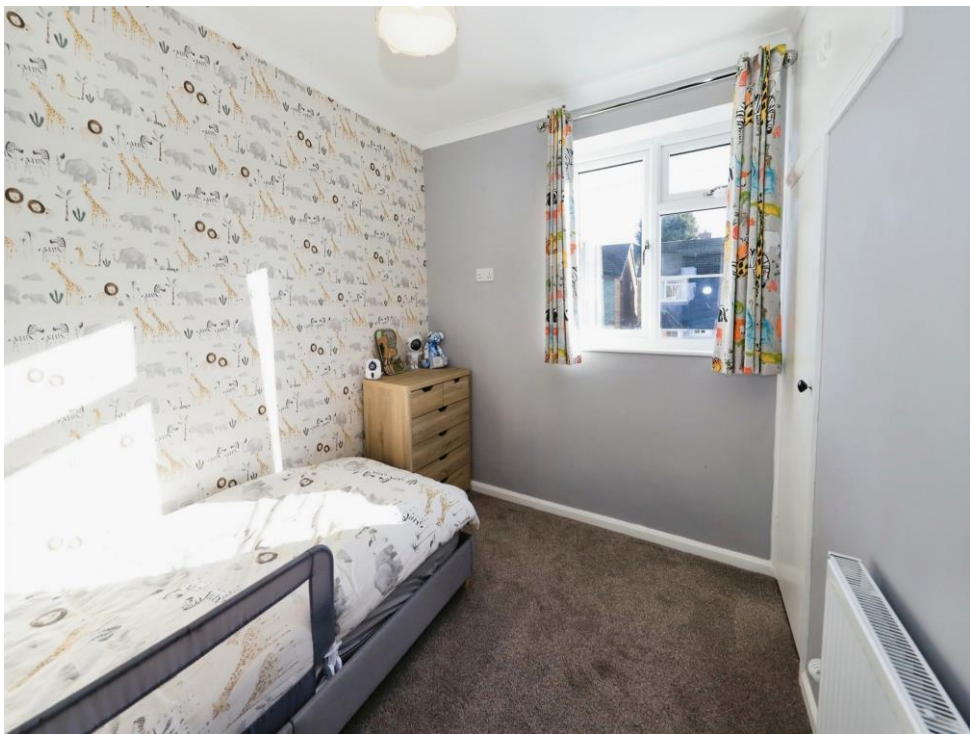
Bathroom

Panelled bath with shower attachment and recess for toiletries, separate shower cubicle, tiled walls, cast-iron style radiator, ceiling spotlights, low flush WC, wash hand basin with storage unit and double glazed windows to the rear and side.

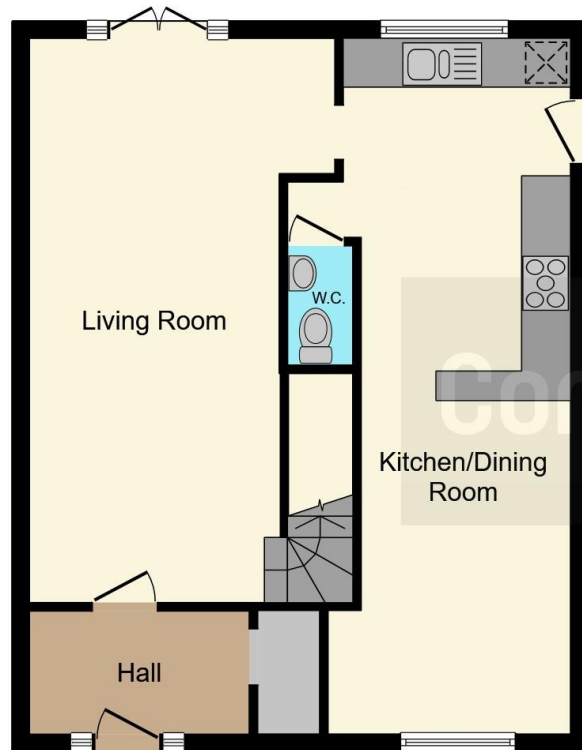
Outside Rear

Step down to a porcelain tile patio area with a further step down to the artificial lawn. A easily maintainable landscaped rear garden with the benefit of having hot and cold outside taps and side gate entrance.

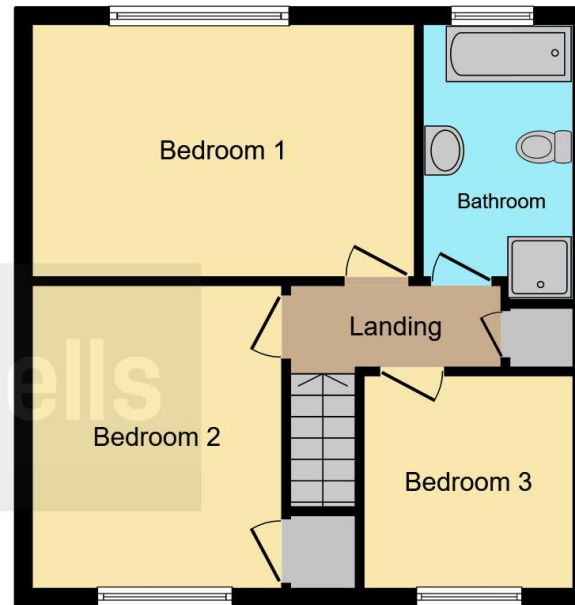








Ground Floor



First Floor

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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

view this property online connells.co.uk/Property/WVH329125

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH329125 - 0004