



Connells
connells.co.uk 01902 710 170
FOR SALE

Connells

Warstones Drive
Warstones Wolverhampton



Property Description

Connells Wolverhampton bring to market this deceptively spacious and well laid out three bedroom mid terrace family property in the popular Warstones area. Internally the property has an exceptionally good layout and must be viewed in order to fully appreciate. One of the key selling points of this property particular for families, is the proximity to highly regarded schools

The property briefly comprises of entrance porch, entrance hall, lounge, large open plan kitchen diner, three good size bedrooms and family bathroom. Externally to the front is generous off road parking, side shared access leading to a large enclosed rear garden ideal for families. An additional benefit is the brick built outbuildings to rear garden offering various usage options.

The Location & Area

Located in the ever popular area of Penn, this property is located just off the A449 which offers fantastic routes into Wolverhampton and beyond. Also nearby is the popular Baggeridge Country Park, Penn common and Penn golf club. Located close by are doctors, highly regarded schools including Highfields and other local amenities.

Entrance Porch

Double glazed door and window to front, door to entrance hall.

Entrance Hall

Doors to various rooms, stairs to first floor landing.

Lounge

12' 4" x 15' 1" (3.76m x 4.60m)

Double glazed bow window to front, feature gas fire with spotlights, central heating radiator, door to entrance hall.

Kitchen Diner

22' 6" x 8' 11" (6.86m x 2.72m)

A range of wall and base units, space for cooker, space for washing machine, space for fridge freezer, inset sink, double glazed door to rear, central heating radiator, space for table and chairs, door to entrance hall.



First Floor Landing

Doors to various rooms.

Bedroom One

8' 11" x 15' 5" (2.72m x 4.70m)

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

Bedroom Two

10' 9" x 13' (3.28m x 3.96m)

Two double glazed window to front, central heating radiator, fitted wardrobe, door to first floor landing.

Bedroom Three

7' 8" x 9' (2.34m x 2.74m)

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

Family Bathroom

Double glazed window to rear, panelled bath with electric shower, low flush toilet, wash hand basin, door to first floor landing.

Outside Front

Large slabbed driveway, lawned area, side shared access leading to rear.

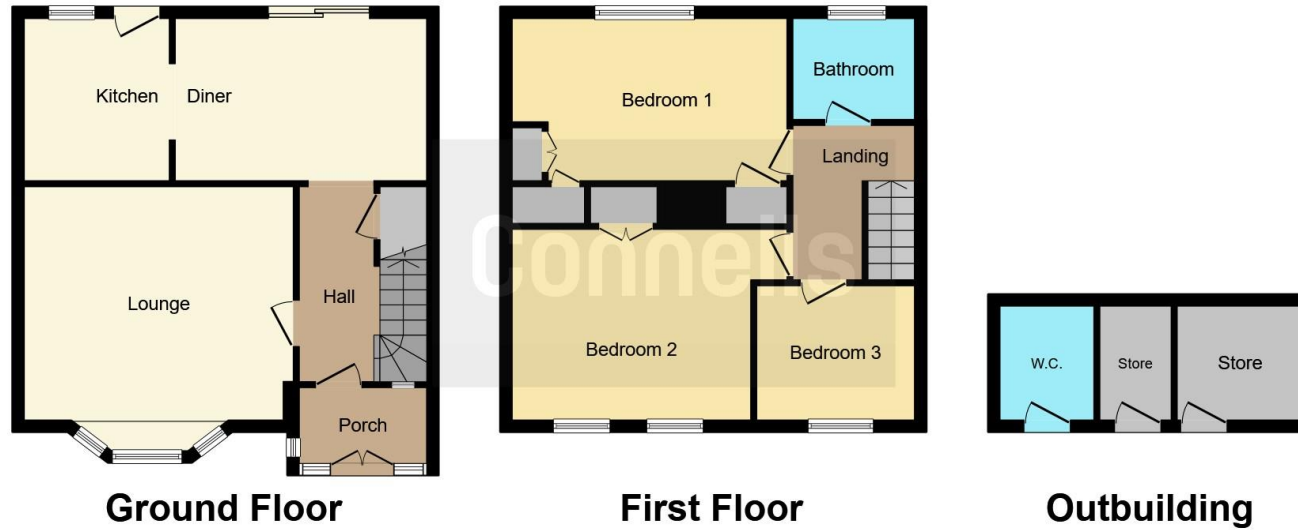
Outside Rear

Three brick built storage areas, one housing toilet, patio area, large lawned area, a range of mature plants, trees and shrubs, planter beds, panelled fencing.









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/WVH327942

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: WVH327942 - 0005