



Connells

Ryecroft Avenue
Penn Wolverhampton



Property Description

Introducing Ryecroft Avenue, a deceptively spacious extended three bedroom semi-detached family home nestled in a cul-de-sac in the sought-after area of Penn.

Step inside and be welcomed by an entrance hallway with stairs to the first floor and doors to the lounge and kitchen. The through lounge / dining room allows for plenty of space for the family to enjoy, while the spacious entertainment kitchen allows access to a ground floor wc, garage and rear garden. Heading upstairs you'll find three bedrooms and a family bathroom. The property also benefits from a staircase to a loft room, which could be used for additional storage or living space. Outside, Ryecroft Avenue boasts off road parking for ample parking and a generous rear garden.

Don't miss your chance to purchase a family home in a great location near to schools, local amenities and transport links. Call the award winning Connells Wolverhampton branch today to book your viewing.

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.

Approach

Set back from the roadside behind a driveway for ample parking.

Porch

Door leading to the entrance hallway.

Entrance Hallway

Ceiling light point, radiator, stairs rising to the first floor, storage cupboard beneath the stairs and doors leading to the lounge and kitchen.

Lounge/ Dining Room

32' into bay x 9' 1" min (9.75m into bay x 2.77m min)

Double glazed window to the front, gas fireplace, two radiators, two ceiling light points and a double glazed sliding door to the rear garden.

Kitchen

16' 1" x 16' 1" max (4.90m x 4.90m max)

Matching wall and base units with feature island, double oven, inset 1 1/2 stainless steel sink and drainer with mixer tap, four ring gas hob with extractor hood above, plumbing point for washing machine, wall mounted boiler, four ceiling light points, radiator, doors to the rear garden, ground floor WC and garage.

Ground Floor Wc

Low flush WC, wall mounted wash hand basin, ceiling light point, extractor fan and double glazed window to the rear.

First Floor Landing

Double glazed window to the side, ceiling light point, stairs rising to the second floor and doors to all bedrooms and bathroom.

Bedroom One

12' max x 8' 1" to wardrobe (3.66m max x 2.46m to wardrobe)

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

Bedroom Two

11' max x 11' max (3.35m max x 3.35m max)

Double glazed window to the rear, fitted wardrobe and cupboards, ceiling light point and radiator.

Bedroom Three

7' 10" x 6' 10" (2.39m x 2.08m)

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

Bathroom

Panelled bath, shower cubicle, low flush WC, wash hand basin, heated towel rail, tiled walls, extractor fan, ceiling light point, and a double glazed window to the rear.

Second Floor Loft Room

Ceiling spotlights, extractor fan, skylight window and please note restricted headlight.

Outside Rear

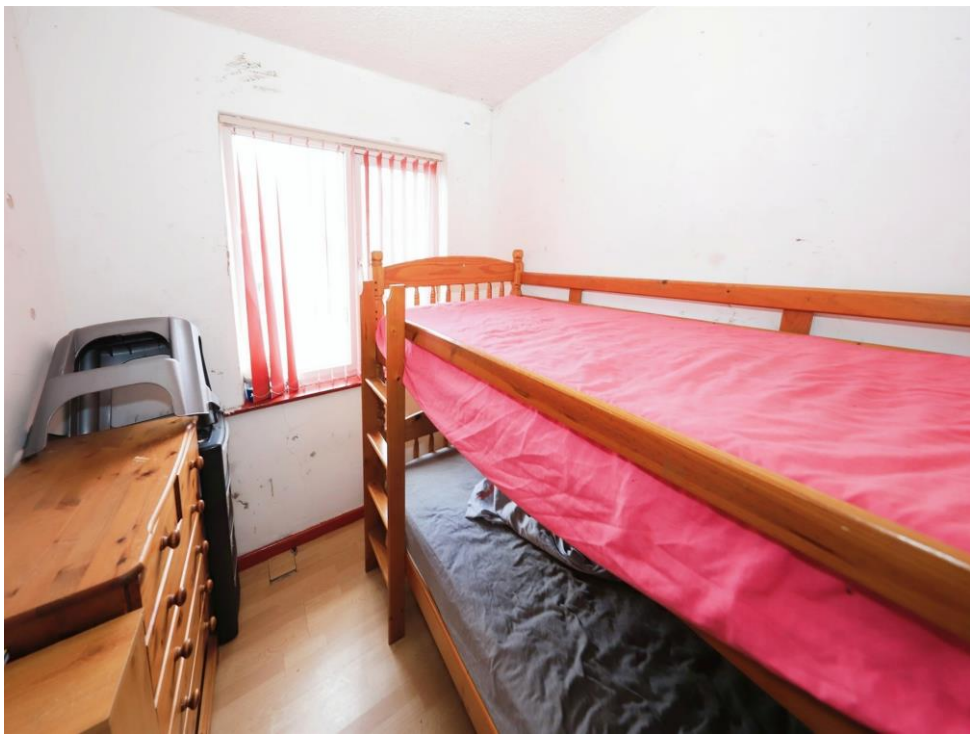
Paved patio with lawn, timber shed and timber fencing and an outside tap point.

Garage

18' x 10' (5.49m x 3.05m)

Up and over garage door, skylight window and ceiling light point.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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