



Connells

Pennant Court Penn Road
Wolverhampton



Property Description

Connells Wolverhampton bring to the market this deceptively spacious and well laid out two bedroom ground floor apartment close to Wolverhampton City Centre. This property has a stylish and attractive lay out which is appealing to the eye internally and externally.

The property comprises of secure communal entrance hall, internal entrance hall with intercom access, large and stylish entertainment style lounge with bay window, modern fitted kitchen with integrated oven, hob and extractor, two well proportioned bedrooms and a stylish family bathroom.

Externally there are delightful and well kept communal grounds as well as one allocated parking space.

This property benefits from being close to Wolverhampton City Centre and should be viewed in order to fully appreciate the accommodation on offer.

Location And Area

Situated just off the main Penn Road which links to Penn and Wolverhampton City Centre with an abundance of shops, restaurants and public houses. Local schooling and supermarkets are also just a stone's throw away.

Communal Entrance Hall

Secure access intercom access, door to internal entrance hall.

Internal Entrance Hall

Door to communal entrance hall, french doors to cloak room storage, water tank storage cupboard, intercom access, doors to various rooms.

Entertainment Lounge

10' 4" plus the bay x 19' 1" max (3.15m plus the bay x 5.82m max)

Double glazed window to front, double glazed bay window to front, double glazed window to side, door to entrance hall, electric fire, storage heater, TV aerial point, open to kitchen.

Kitchen

6' x 8' 3" (1.83m x 2.51m)

Double glazed window to side, one and a half stainless steel drainer sink, range of wall and base units, oven, hob, extractor, plumbing for washing machine, point for a fridge freezer, open to the lounge.

Bedroom One

13' 9" max into bay x 12' 4" max (4.19m max into bay x 3.76m max)

Double glazed bay window to rear and side, electric radiator, door to entrance hall.

Bedroom Two

12' 9" x 6' 4" (3.95m x 1.93m)

Double glazed window to rear, electric radiator, door to entrance hall.

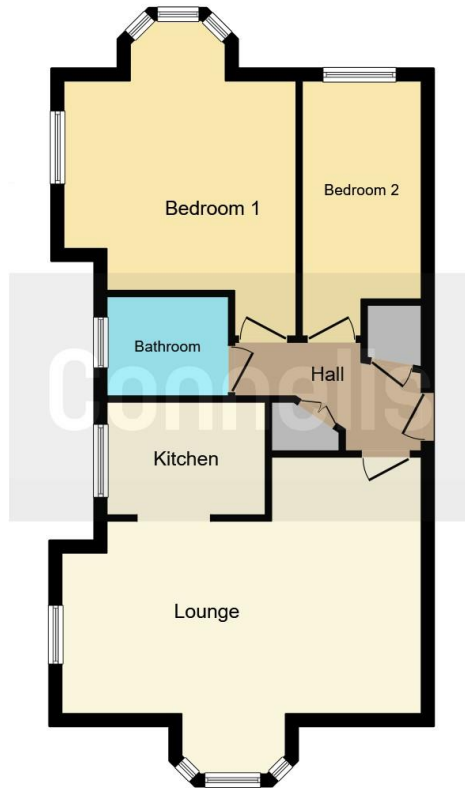
Bathroom

Double glazed window to side, panelled bath with a low flush toilet, inset wash hand basin, extractor door to entrance hall.

External

One allocated parking spot and communal garden areas.





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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WVH329633

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

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