



**Connells**

Sandringham Road  
Penn Wolverhampton

Sandringham Road  
Penn Wolverhampton WV4 5ST

for sale offers in excess of  
**£260,000**



### Property Description

Connells Wolverhampton have the pleasure to bring to the market this CHAIN FREE traditional three bedroom extended family property. Internally the property has a good layout and must be viewed in order to fully appreciate. The area is highly desirable to families due to the close proximity to highly regarded schools.

The property comprises of entrance porch, entrance hall, extended lounge, dining room, kitchen, three bedrooms and family shower room. Externally there is a large garage, driveway and garden to front and an exceptional large rear garden ideal for extending, subject to necessary planning permissions and consents.

### The Location & Area

Situated on the ever popular Sandringham Road which offers fantastic commuting links to Wolverhampton City centre as well as Stourbridge, Dudley and Kidderminster. Colton Hill Primary school is also nearby along with local shopping on the Penn Road.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Door to entrance porch, stairs to first floor landing, doors to various rooms.

### Dining Room

11' 2" x 11' 8" ( 3.40m x 3.56m )  
Double glazed window to front, central heating radiator, door to entrance hall.

### Extended Lounge

16' 10" x 10' 7" ( 5.13m x 3.23m )  
Glazed bow window to rear, central heating radiator, gas fire, door to entrance hall.

### Kitchen

9' x 7' 1" ( 2.74m x 2.16m )  
Double glazed window to rear, a range of wall and base units, space for cooker, inset sink, double glazed door to side.



## First Floor Landing

Double glazed window to side, loft access, airing cupboard, doors to various rooms.

## Bedroom One

12' 2" x 11' 7" ( 3.71m x 3.53m )

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

## Bedroom Two

10' 9" x 9' 7" plus wardrobe recess ( 3.28m x 2.92m plus wardrobe recess )

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

## Bedroom Three

7' 6" x 9' ( 2.29m x 2.74m )

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

## Shower Room

Double glazed window to rear, low flush toilet, vanity sink, corner shower cubicle with shower over, central heating radiator, door to first floor landing.

## Garage

15' 9" x 10' 5" ( 4.80m x 3.17m )

Electric roller shutter to front, light, power, open to side entry.

## Side Entry

Door to kitchen, open to garage, door to rear garden.

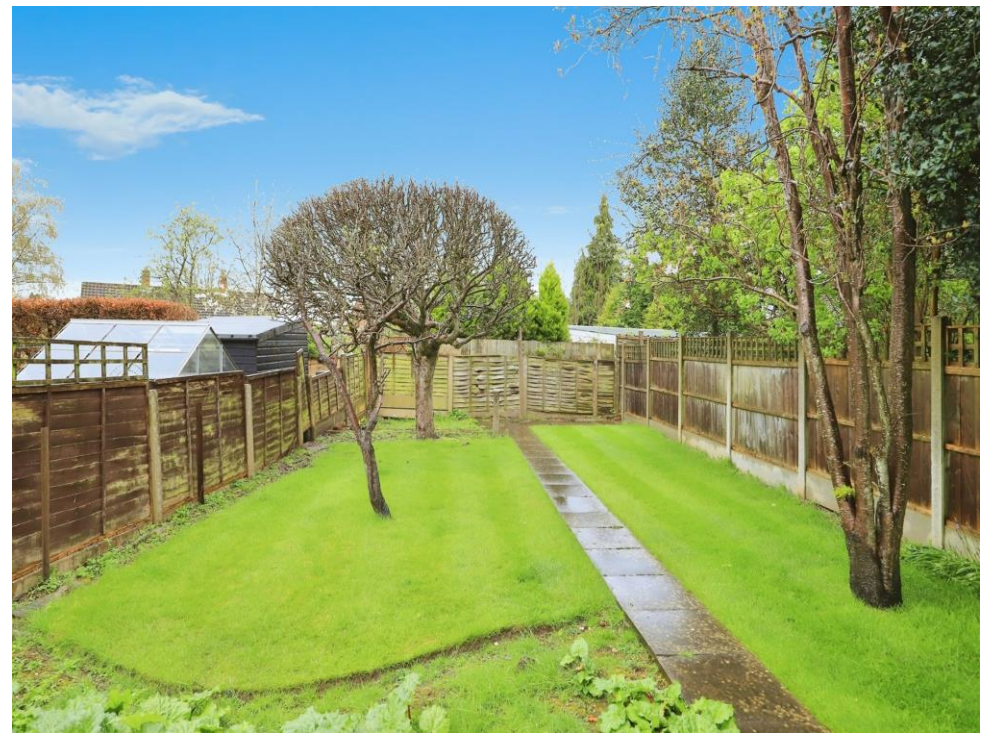
## Outside Front

Large tarmac driveway area, lawned area to side, planter beds, edging to side.

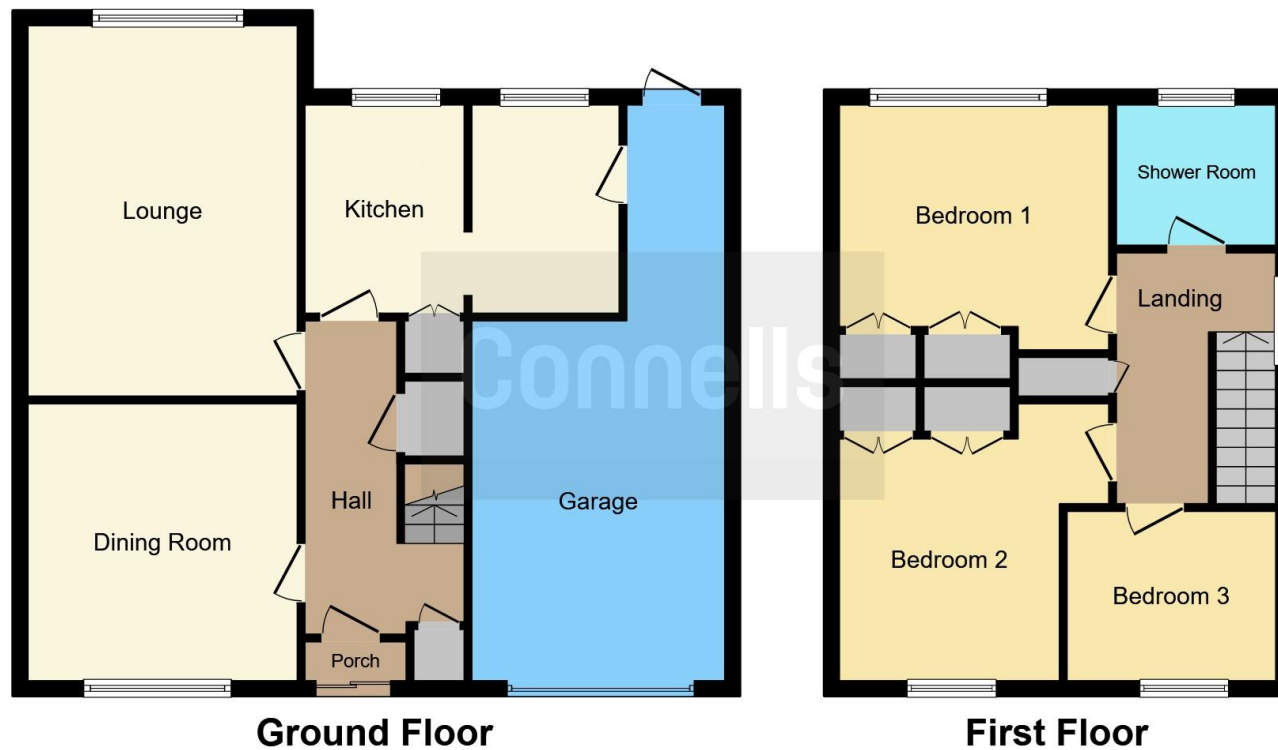
## Outside Rear

Large and spacious lawned area, a range of plants, trees and shrubs, paved pathway area, planter beds, patio area, water tap.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH329539](http://connells.co.uk/Property/WVH329539)**

Tenure: Freehold



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