



Connells

Rookery Lane
Penn Wolverhampton



Property Description

Connells Wolverhampton have the delight of brining to the market this unique gem on Rookery Lane. This three bedroom detached family property is deceptively spacious and must be viewed in order to fully appreciate.

The property comprises of an entrance porch, large stylish entrance hall, lounge, dining room, large entertainment style breakfast kitchen, bathroom, separate wc and three bedrooms. Externally there are front and rear gardens as well as a large concrete print driveway offering ample off road parking to side.

Viewing is highly recommended and must be viewed in order to fully appreciate the accommodation on offer.

Location And Area

Set to the west of Wolverhampton City centre with easy access to local transport links. The property is approximately 2 miles away from Wolverhampton rail station along with a host of highly regarded local schools nearby.

Entrance Porch

Double glazed door to front, stain glass door leading to the hallway.

Hallway

Stain glass door to entrance porch, solid wood flooring, doors to various rooms.

Lounge

13' 2" x 14' 7" (4.01m x 4.45m)

Double glazed bay window to front, door to entrance hall, door to side garden, radiator.

Dining Room

12' 5" x 10' (3.78m x 3.05m)

Double glazed window to side, door to kitchen, door to entrance hall, radiator.

Breakfast Kitchen

13' 6" max x 12' 6" (4.11m max x 3.81m)

Range of wall and base units with double glazed window to rear, double glazed window to side, door to side entrance porch, range of stylish wall and base units with space for various appliances, door to dining room.

Family Bathroom

Double glazed window to side, low flush toilet, pedestal sink, panelled bath, door to entrance hall.

Downstairs Wc

Wash hand basin, low flush toilet.

Bedroom One

12' 9" x 14' 10" (3.89m x 4.52m)

Double glazed window to side, radiator, door to entrance hall.

Bedroom Two

13' 2" x 14' 10" (4.01m x 4.52m)

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

Bedroom Three

9' 2" x 10' 9" (2.79m x 3.28m)

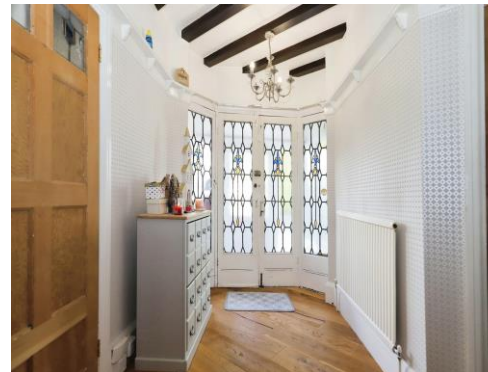
Double glazed window to side, double glazed window to front, radiator, door to entrance hall.

Outside Front

Large highly manicured front garden area with feature steps leading to the driveway, large side concrete print driveway offering ample off road parking which has side gated access to the rear garden.

Outside Rear

Enclosed rear garden, with panelled fencing as well as lawned area.









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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EPC Rating: D

view this property online connells.co.uk/Property/WVH327713

Tenure: Freehold



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