



**Connells**

Woodfield Avenue  
Penn Wolverhampton



### Property Description

The award winning Connells Wolverhampton branch are proud to introduce to the market Woodfield Avenue. A DECEPTIVELY SPACIOUS & STUNNING EDWARDIAN THREE BEDROOM SEMI DETACHED FAMILY HOME situated in the sought after area of Penn. This charming home offers a seamless blend of classic design and modern convenience. Boasting a spacious layout which includes a welcoming entrance hallway, three versatile reception rooms, currently being used as a lounge, dining room and breakfast room and completing the ground floor is a well-appointed modern kitchen. Upstairs are three generously sized first-floor bedrooms, a family bathroom. Outside you'll find convenient off-road parking and access to a 16ft garage. Additionally, this beautiful property has a larger than average enclosed rear garden, perfect for relaxation and entertaining. Situated near local amenities, excellent schools and with easy access to the Wolverhampton city centre.

Viewing is highly recommended to fully appreciate the accommodation on offer. Call our Connells Wolverhampton branch today to book your viewing!

### Location And Area

Set to the south of Wolverhampton City Centre in the sought after Penn area just off Penn Road with highly regarded local schools and easy access to Penn Common. Numerous local shops and eateries can be found along the A449 route.

### Approach

Set back from the roadside behind a driveway and steps leading upto the main accommodation and garage.

### Entrance Hall

Ceiling light point, radiator, coving to ceiling, stairs rising to the first floor and doors leading to the lounge, dining room and breakfast room.

### Lounge

13' 1" into bay x 12' max ( 3.99m into bay x 3.66m max )

Double glazed window to front, coving to ceiling, ceiling light point, radiator, feature log burner.

### Dining Room

14' 1" x 11' ( 4.29m x 3.35m )

Gas fireplace, ceiling light point, radiator and double glazed sliding door to the rear garden.

### Breakfast Room

9' x 7' ( 2.74m x 2.13m )

Double glazed window to the side, radiator, ceiling light point, wall mounted boiler, door to the entrance hallway and access to the kitchen.

## Kitchen

12' x 7' ( 3.66m x 2.13m )

Matching wall and base units with ceramic sink and drainer with mixer tap, integrated electric oven and washing machine, induction hob and extractor hood above, partly tiled walls, ceiling light point, radiator, two double glazed windows to the side and door to the rear garden.

## First Floor Landing

Double glazed window to side, radiator, ceiling light point and doors to all bedrooms and bathroom.

## Bedroom One

14' 11" x 11' max ( 4.55m x 3.35m max )

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

## Bedroom Two

11' 11" x 11' ( 3.63m x 3.35m )

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

## Bedroom Three

8' 1" x 7' max ( 2.46m x 2.13m max )

Double glazed window to the rear, ceiling light point, radiator and loft access.

## Bathroom

Panelled bath with a shower overhead, low flush WC, wash hand basin, partly tiled walls, ceiling light point, radiator and a double glazed window to the front.

## Outside Rear

Paved patio area, onto a large lawn with conifers, shrubbery, mature trees and timber shed.

## Garage

16' 6" x 8' 3" ( 5.03m x 2.51m )

Lighting point, power supply, up and over garage door and door to the rear garden









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)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH328234](http://connells.co.uk/Property/WVH328234)**

Tenure: Freehold



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