



**Connells**

Woodhall Road  
Penn Wolverhampton



### Property Description

Connells Wolverhampton have the delight of bringing to the market this three bedroom semi-detached traditional family property.

Comprising of entrance porch, entrance hall, dining room, extended lounge, kitchen, utility, three bedrooms, family bathroom and a garage. Externally there is a large driveway to front and a large enclosed rear garden ideal for those with families or those who are looking for a property with the potential to extend ( subject to planning permission).

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated on the ever popular Woodhall Road within the area of Penn where there is a fantastic selection of local schooling and shopping nearby. Further shopping can be found within Wolverhampton City centre and bus routes linking to Wolverhampton are also relatively close by.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Doors to various rooms, stairs access, large walk in understairs storage/ pantry.

### Dining Room

12' x 10' 3" ( 3.66m x 3.12m )  
Double glazed bay window to front, radiator, door to entrance hall.

### Extended Lounge

19' x 10' 4" ( 5.79m x 3.15m )  
Double glazed sliding door to rear, radiator, door to entrance hall.

### Kitchen

9' 3" x 6' 6" ( 2.82m x 1.98m )  
Double glazed window to rear, door to utility, range of wall and base units with an inset sink, space for various appliances.

### Utility

6' 3" x 3' 7" ( 1.91m x 1.09m )  
Door to garden, radiator, door to kitchen.



### **First Floor Landing**

Doors to various rooms, radiator, stairs to entrance hall.

### **Bedroom One**

12' 8" x 10' 5" ( 3.86m x 3.17m )

Double glazed window to rear, radiator, door to landing.

### **Bedroom Two**

12' x 10' 5" ( 3.66m x 3.17m )

Double glazed window to front, radiator, door to landing.

### **Bedroom Three**

8' 4" x 6' 6" ( 2.54m x 1.98m )

Double glazed window to front, door to landing.

### **Family Bathroom**

Double glazed window, panelled bath, low flush toilet, pedestal sink, radiator, door to landing.

### **Garage**

15' 2" x 8' 2" ( 4.62m x 2.49m )

Up and over door to front, door to rear garden.

### **Outside Front**

Large tarmac driveway offering ample off road parking.

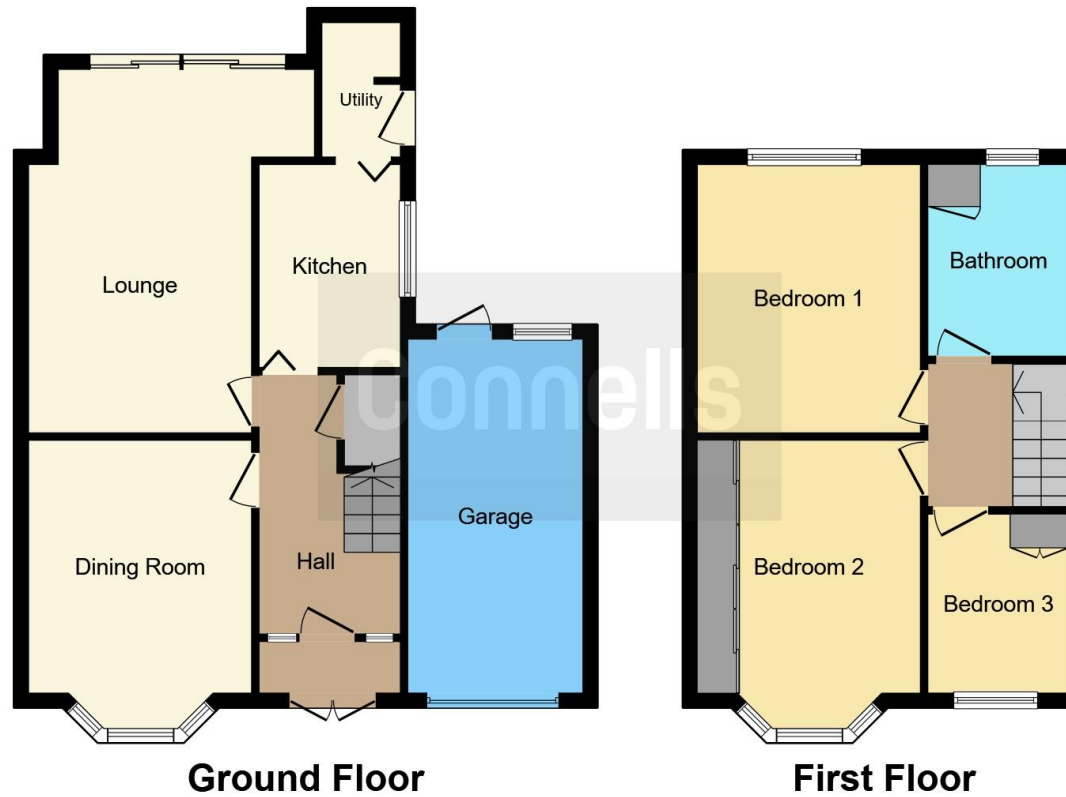
### **Outside Rear**

Large enclosed rear garden with a large paved patio area, lawned area, range of plants, trees and shrubs and a range of panelled fencing.









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**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH328877](http://connells.co.uk/Property/WVH328877)**



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