



**Connells**

Copthorne Road  
Penn Fields Wolverhampton



### Property Description

The Award Winning Connells Wolverhampton branch are delighted to offer for sale this much improved and extended traditional family home in a sought after location just off the Penn Road.

Internally the property has been improved by the current owners and comprises entrance hall, lounge, dining room, extended kitchen diner with integrated appliances, utility/second kitchen and downstairs shower room. To the first floor there are three bedroom and refitted family bathroom. To the second floor is a further bedroom. Externally there is a well maintained enclosed rear garden, garage to side and driveway to front offering off road parking.

### The Location & Area

Set to the South West of Wolverhampton City Centre, ideally placed for commuting via Wolverhampton rail station, within walking distance of numerous primary schools, catchment for sought after St Peters Collegiate Church of England School and Wolverhampton Girls High School

### Entrance Hall

Double glazed french style doors to front, two double glazed windows to front, under floor heating, spotlights, central heating radiator, understair cupboard, staircase to first floor.

### Lounge Conservatory

23' 7" max x 11' 9" ( 7.19m max x 3.58m )  
Feature fireplace with inset living flame gas fire, laminate flooring, spotlights, under floor heating at the conservatory section, central heating radiator, french doors leading to rear garden.

### Dining Room

14' 7" max into bay x 14' 3" max ( 4.45m max into bay x 4.34m max )  
Double glazed bay window to front, feature fireplace with living flame gas fire, central heating radiator.

### Extending Kitchen Diner

19' 6" max x 9' 4" ( 5.94m max x 2.84m )  
A range of luxury fitted units with granite work tops, inset microwave, double electric oven, five burner gas hob, plinth lighting to cupboards, under floor heating, Velux window, extractor hood, integrated dishwasher, central heating radiator, door to utility/second kitchen.

### Utility/ Second Kitchen

15' 5" max x 8' 3" max ( 4.70m max x 2.51m max )  
A range of wall and base units, working surfaces, gas hob, gas oven, cooker hood, under floor heating, door to garage, velux roof, door to downstairs to shower room, UPVC double glazed door leading to garden.

### Downstairs Shower Room

Double glazed window to rear, double shower cubicle with waterfall shower, wash hand basin set in vanity unit, low flush wc, spotlights, tiled walls, under floor heating, chrome towel rail, extractor fan.

### First Floor Landing

Velux window, double glazed window to side, spotlights, staircase to second floor, doors to various rooms.

### Bedroom One

12' 5" max x 13' 3" max ( 3.78m max x 4.04m max )

Double glazed window to front, a range of built-in wardrobes with matching dressing table and bedside cabinets, central heating radiator, door to first floor landing.

### Bedroom Two

12' 4" max x 11' 9" ( 3.76m max x 3.58m )

Double glazed window to rear, built-in wardrobes with matching dressing table, central heating radiator, door to first floor landing.

### Bedroom Three

8' 9" max x 9' 4" max ( 2.67m max x 2.84m max )

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

### Family Bathroom

Double glazed window to front, separate shower cubicle, corner bath, low flush wc, wash hand basin, chrome tiled rail, tiled walls, under floor heating with tiled floor, spotlights, extractor fan.

### Second Floor Landing

Two useful storage cupboards, door to Bedroom Four.

### Bedroom Four

15' 8" max x 16' 2" max ( 4.78m max x 4.93m max )

Two double glazed Velux windows to rear, a range of built-in wardrobes central heating radiator, door to second floor landing.

### Outside Front

Substantial driveway affording ample off road parking.

### Garage

17' 4" x 8' 3" ( 5.28m x 2.51m )

Double doors to front, power points, lighting, central heating radiator, door to utility/second kitchen

### Outside Rear

Enclosed rear garden which is laid to lawn, decking area, outside power points, lights, cold water tap.

### Detached Garage

There is no access to garage, only used for storage. Up and over door, power, light









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: C**

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Tenure: Freehold



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