



Connells

Rebecca Gardens
Penn Wolverhampton



Property Description

Connells Wolverhampton have the pleasure to bring to the market this immaculately presented and lovely created CHAIN FREE FIVE BEDROOM detached family property in a popular cul-de-sac location in Penn. Having been built by the current owner this property is unique home and must be viewed in order to appreciate. The current owners have paid particular care and attention into the high quality of materials used to include solid stone work surfaces and splashbacks to kitchen, solid wood floors, custom built oak staircase and handrail, solid wooden doors, high quality kitchen appliances (included in sales).

The property comprises of generous entrance hall, family lounge, sitting room, dining room, home office/study, downstairs wc, 17ft entertainment kitchen, utility and conservatory. Heading to the first floor there are gallery landing with separate seating area, five bedrooms, two en-suite shower room and large family bathroom. Externally there is a large driveway with private electric gated access, double detached garage and hidden concrete print driveway. To there rear is a large enclosed garden with lawned area with extension possibilities subject to relevant permissions.

The Location & Area

Conveniently located for Wolverhampton City centre and just a stone's throw away from the main Penn Road linking to Kidderminster, Wombourne and many other areas. There is a selection of shops nearby on the main Penn Road and local bus routes.

Entrance Hall

Wood door to front, solid wooden flooring, doors to various rooms, stairs to first floor landing.

Lounge

17' 6" x 15' 5" (5.33m x 4.70m)

Double glazed window, two double glazed windows to side, central heating radiator, solid stone feature fireplace, solid wood flooring, door to entrance hall.

Sitting Room

10' 9" x 15' 6" (3.28m x 4.72m)

Double glazed bay window to front, french doors to kitchen, central heating radiator, door to entrance hall.

Entertainment Kitchen

17' x 15' 3" (5.18m x 4.65m)

Double glazed window to rear, french doors to conservatory, a range of wall and base units with inset stainless steel one and half drainer sink, integrated oven, hob and extractor, integrated Miele microwave, feature breakfast bar island with solid stone work surfaces, door to utility, french doors to lounge, french doors to conservatory.

Utility

7' 2" x 5' 7" (2.18m x 1.70m)

Double glazed door to rear, a range of wall and base units, space for washing machine, space for tumble dryer, central heating radiator, door to kitchen.

Study

11' 2" x 6' 9" (3.40m x 2.06m)

Double glazed window to rear, central heating radiator, door to entrance hall.



Dining Room

13' 7" x 10' 5" (4.14m x 3.17m)

Double glazed french doors to rear, double glazed window to side, central heating radiator, door to entrance hall.

Downstairs Wc

Low flush toilet, pedestal sink, wash hand basin, central heating radiator, door to entrance hall.

First Floor Gallery Landing

Double glazed window to front, seating area, door to various rooms.

Bedroom One

16' 5" x 14' (5.00m x 4.27m)

Double glazed window to rear, feature solid wooden flooring, spotlights, walk-in wardrobe, central heating radiator, door to en-suite, door to first floor landing.

En-Suite

Double glazed window to side, corner bath, shower cubicle with mixer shower, low flush toilet, central heating radiator, pedestal sink, door to Bedroom One.

Bedroom Two

13' 8" x 15' 8" (4.17m x 4.78m)

Double glazed window to rear, feature solid wooden flooring, fitted wardrobe, central heating radiator, door to en-suite, door to first floor landing.

En-Suite

Double glazed window to side, shower cubicle with mixer shower, low flush toilet, central heating radiator, vanity sink, door to Bedroom Two.

Bedroom Three

13' 7" x 10' 1" (4.14m x 3.07m)

Two double glazed window to front, feature solid wooden flooring, fitted wardrobe, central heating radiator, door to first floor landing.

Bedroom Four

10' 9" x 7' 8" (3.28m x 2.34m)

Double glazed window to front, feature solid wooden flooring, feature spotlights, central heating radiator, door to first floor landing.

Bedroom Five

14' 4" x 7' 5" (4.37m x 2.26m)

Double glazed window to front, feature solid wooden flooring, feature spotlights, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, shower cubicle with mixers shower, central heating radiator, door to first floor landing.

Garage

Up and over door to front, power, light, door to garage.

Outside Front

Large driveway area with remote control electric large wrought iron gates, tarmac driveway.

Outside Side & Rear

To the side is a large concrete print patio area with rear access to both sides, large lawned area, a range of mature, plants, trees and shrubs being shielded from neighbouring property by mature trees with a tree preservation order (TPO).

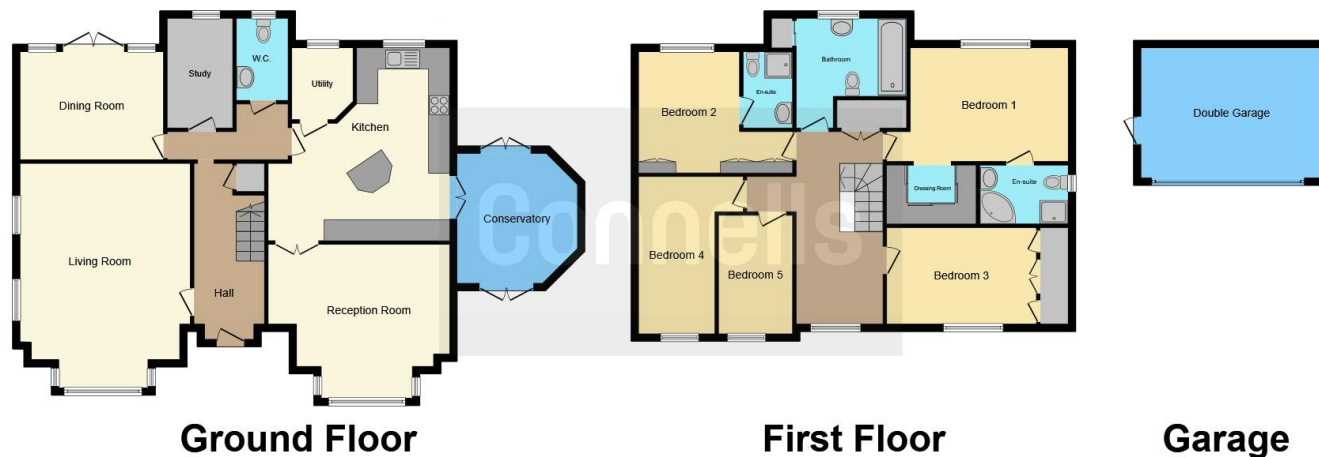
Agents Note

The property benefits from having a CCTV alarm system and intercom with video.









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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

view this property online connells.co.uk/Property/WVH329873

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH329873 - 0004