



**Connells**

St. Philips Avenue  
Penn Wolverhampton



## Property Description

The award winning Connells Wolverhampton branch are proud to bring to the market St Philips Avenue. A beautifully renovated and meticulously maintained three-bedroom detached family home nestled on a corner plot of a sought-after residential road in Penn.

As you step inside, you are greeted by an inviting entrance hallway leading to a spacious lounge adorned with a bay window showcasing natural light and an original fireplace adding character to the space. The modern and stylish kitchen diner features a breakfast bar and a cosy log burner, perfect for family gatherings and entertaining. Upstairs, you will discover three well-appointed bedrooms and a bathroom offering comfort and convenience for the whole family. Outside, the property boasts off-road parking, a detached garage, and a wrap-around front garden, enhancing the curb appeal of the home. The landscaped rear garden provides a tranquil escape for relaxation and outdoor enjoyment. Additionally, the property offers the exciting potential to extend, subject to obtaining the necessary planning permissions, providing an opportunity for further customisation to suit your needs.

St Philips Avenue presents a unique opportunity to own a fantastic family home in a prime location with a perfect blend of modern amenities and classic appeal.

Don't miss your chance to view this must view property. Book your viewing today by calling the Connells Wolverhampton branch today.

## Location And Area

Situated on the ever popular St Philips Avenue which is conveniently located for local schooling and set between Penn Fields and Penn area. Set to the south west of Wolverhampton City Centre with easy access to the Penn Road for commuting, a wonderful array of nearby local shopping and eateries with easy access to Penn Common and Penn Hospital.

## Approach

Set on a corner plot with a driveway and wrap round front garden with mature trees and benefits from having a side gate, access to the main accommodation and detached garage.

## Entrance Hallway

Original stained glass window to the front, storage cupboard, ceiling light point, cast iron style radiator, stairs rising to the first floor and doors leading to the lounge and kitchen / dining room.

## Lounge

13' 11" into bay x 11' max ( 4.24m into bay x 3.35m max )

Double glazed window to the front, original open cast iron fireplace, cast-iron style radiator and ceiling light point.

## Kitchen/ Dining Room

20' 11" min x 13' 1" max ( 6.38m min x 3.99m max )

Matching wall and base units with inset Belfast sink with mixer tap, gas and electric cooker points, extractor hood, partly tiled walls, ceiling light point, ceiling spotlights, two double glazed windows to the side, log burner, cast iron style radiator and doors leading to the entrance hallway and garden.

## First Floor Landing

Double glazed window to the side, ceiling light point, cast iron style radiator, loft housing the boiler and doors leading to all bedrooms and bathroom.

## Bedroom One

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

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

## Bedroom Two

12' x 10' ( 3.66m x 3.05m )

Double glazed window to the side, ceiling light points and cast iron style radiator.

## Bedroom Three

7' 10" x 5' ( 2.39m x 1.52m )

Double glazed window to the side, electric wall mounted heater and ceiling light point.

## Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin unit, partly tiled walls, heated towel rail, extractor fan, ceiling spotlights and a double glazed window to the side.

## Outside Rear

Paved patio area with lawn and flower borders with sleepers, two storage sheds, access to the garage, door to the kitchen and benefits from having a side gate.

## Garage

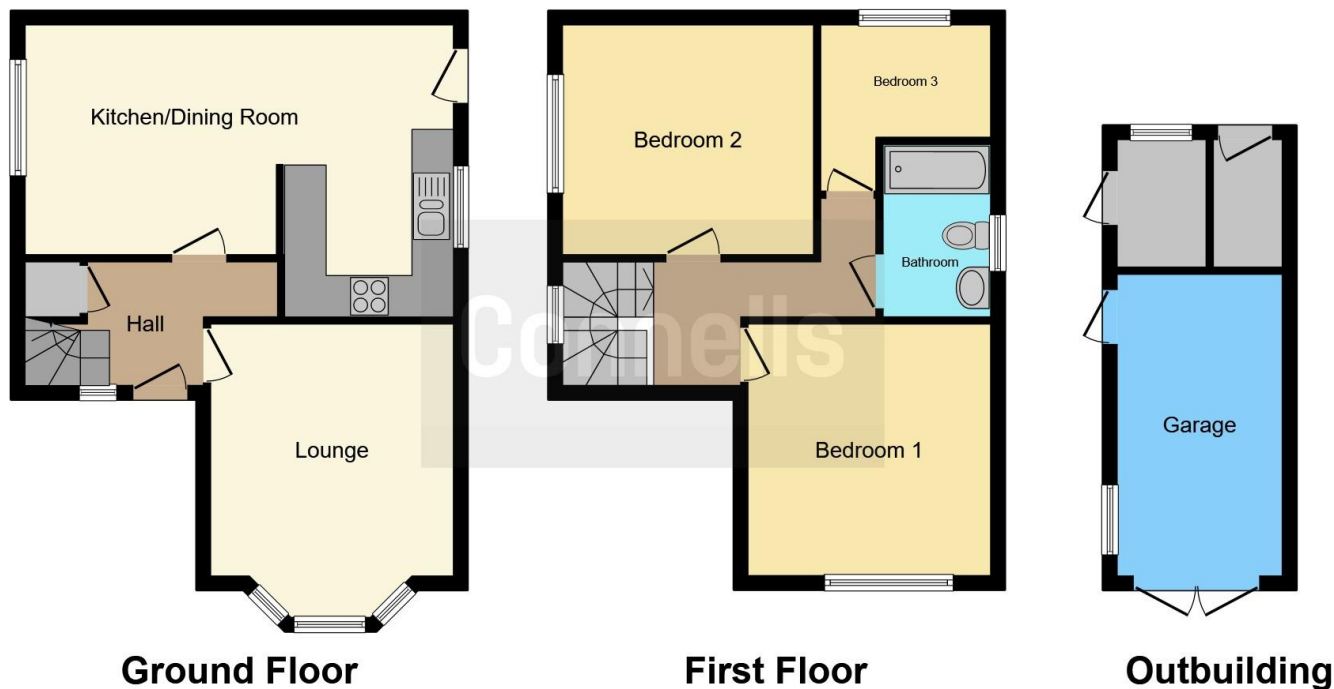
16' x 8' ( 4.88m x 2.44m )

Up and over garage door, window to side 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/WVH329854](http://connells.co.uk/Property/WVH329854)**

Tenure: Freehold



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