



Connells

Holly Grove
Wolverhampton

Holly Grove Wolverhampton WV3 7DX

for sale offers in excess of
£285,000



Property Description

The award winning Connells Wolverhampton branch welcome to the market Holly Grove. A charming and deceptively spacious three-bedroom detached bungalow nestled in the sought-after cul-de-sac location in area of Penn fields. This lovely property offers a comfortable and convenient living space for you and the family.

As you step into the property, you are greeted by a welcoming porch leading to an entrance hallway. The spacious lounge provides the perfect setting for relaxation and entertaining guests. This bungalow boasts a modern kitchen and a useful utility area.

Holly Grove boasts three well-proportioned bedrooms and a convenient shower room, ensuring ample space for a growing family or accommodating guests.

The property features off-road parking for parking vehicles. Additionally, two good-sized gardens surround the bungalow, offering outdoor space for relaxation, gardening or outdoor activities. A garage provides storage space or space for your vehicle, adding to the convenience of this property.

Overall this delightful bungalow combines practicality with charm in the heart of Penn Fields. Call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Situated on the ever popular Holly Grove 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 back just off Holly Grove with off road parking and access to the garage.

Porch

Double glazed windows, wall light, ceiling light point and door to the entrance hallway..

Entrance Hallway

Loft access and doors leading to the lounge, kitchen, shower room and bedrooms.

Lounge

Double glazed window to the front, four wall light points, ceiling light points and two radiators.

Kitchen

14' 6" into wardrobe x 10' 10" max (4.42m into wardrobe x 3.30m max)

Matching wall and base units with composite one and a half sink and drainer with mixer tap, space for range master cooker, extractor hood above, space for American fridge freezer, underfloor heating, ceiling spotlights, double glazed window to the rear and doors leading to the entrance hallway and utility.

Utility

12' 3" max x 7' 3" max (3.73m max x 2.21m max)

Double glazed windows to the side and rear, door to the side, space for dryer, plumbing points for washing machine and dishwasher, ceiling light point and storage cupboard housing the boiler.

Bedroom One

14' 5" into bay x 10' 11" max (4.39m into bay x 3.33m max)

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

Bedroom Two

11' 2" max x 10' 10" max (3.40m max x 3.30m max)

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

Bedroom Three

8' 11" x 7' 11" (2.72m x 2.41m)

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

Shower Room

Walk-in shower cubicle, vanity wash hand basin with WC, ceiling light point, tiled walls, extractor fan, heated towel rail, wall mounted heater and double glazed window to the rear.

Loft Space

Skylight window, radiator and lighting.

Outside Front

Paving for parking, lawn, shrubbery, outside tap, timber shed.

Outside Rear

Block paved patio area with picket fencing onto a lawn with two apple trees and plum tree, timber shed, outside double socket point and tap.

Garage

15' 8" x 8' 2" (4.78m x 2.49m)

Up and over garage door.









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

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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