

Connells

Pinfold Lane Penn Wolverhampton







## **Property Description**

The award winning Connells Wolverhampton branch welcome Pinfold Lane to the market. A stunning extended and deceptively spacious four-bedroom end terrace family home. This beautiful property comes to the market with no onward chain and is impeccably presented throughout.

Upon entering, you are greeted by the inviting entrance hallway leading to the ground floor WC, perfect for convenience and functionality. The ground floor features a spacious lounge, ideal for relaxation and entertainment, a charming dining room for family meals and gatherings, and a well-equipped kitchen.

The first floor hosts four generously sized bedrooms, providing ample space for a growing family or guests. The property further benefits from a sleek and modern bathroom with jacuzzi bath and separate shower cubicle ensuring comfort and luxury. The main bedroom boasts the added luxury of an ensuite shower room, offering privacy and convenience.

Externally, Pinfold Lane offers a garage for secure parking and additional storage, along with off-road parking and front garden for extra convenience. The rear garden provides a low maintenance outdoor space.

In summary, Pinfold Lane presents a rare opportunity to acquire a beautifully maintained family home with versatile living spaces and modern comforts. Local to schools, shops and transport links, don't miss the chance to make this delightful property your own. Call the Connells Wolverhampton branch today.

### **Location And Area**

Situated in the ever popular area of Penn with an abundance of local schooling and fantastic commuting access to Wolverhampton City centre. There are a wonderful selection of local shopping just a stone's throw away.

## **Approach**

Set back from the roadside behind a driveway and front garden with access to the main accommodation and garage.

### **Entrance Hall**

Two ceiling light points, two radiators, storage beneath the stairs, stairs rising to the first floor and doors leading into the lounge, ground floor WC, kitchen and dining room.

### **Ground Floor Wc**

Low flush WC, corner wash hand basin, tiled walls, heated towel rail, extractor fan and ceiling light point.

## Lounge

15' 1" x 11' 1" ( 4.60m x 3.38m )

Double glazed window to the front, two radiators, ceiling light point and two wall lights.

# **Dining Room**

17' 10" x 10' ( 5.44m x 3.05m )

Two ceiling light points, wall light, radiator, double glazed sliding door to the rear garden and further door to the garage.

### Kitchen

13' max x 9' max ( 3.96m max x 2.74m max )

Matching wall and base units with one and a half stainless steel sink and drainer with mixer tap, electric oven, five ring gas hob with extractor hood above, plumbing point for washing machine, cupboard housing wall mounted boiler, radiator, ceiling spotlights and double glazed window to the rear.

## **First Floor Landing**

Ceiling light point, radiator, loft access, small cupboard, doors leading to all bedrooms and bathroom

### **Bedroom One**

14' max x 10' max ( 4.27m max x 3.05m max )

Irregular shaped room with double glazed window to the front, loft access, ceiling light point, radiator, fitted wardrobe with dressing area and door to the en-suite shower room.

### **En-suite**

Shower cubicle, vanity wash hand basin with WC, tiled walls, heated towel rail, ceiling spotlights, extractor fan and skylight window.

### **Bedroom Two**

10' max x 10' max ( 3.05m max x 3.05m max) Double glazed windows to the front, fitted wardrobes, ceiling light point and radiator.

## **Bedroom Three**

 $10' \times 8'$  into wardrobes (  $3.05m \times 2.44m$  into wardrobes )

Double glazed window to the rear, radiator, ceiling light point and built-in wardrobes.

### **Bedroom Four**

7' 1" x 7' ( 2.16m x 2.13m )

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

### **Bathroom**

Jacuzzi bath, vanity wash hand basin with WC, storage and mirror, spotlights, extractor fan, double glazed window to the rear and separate shower cubicle.

### **Outside Rear**

Low maintenance rear garden with paved patio, shrubbery and rear gate.

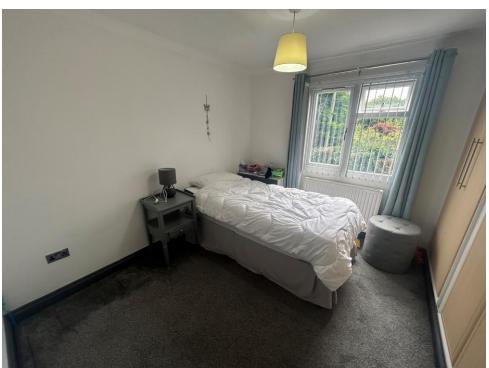
















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes

To view this property please contact Connells on

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

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

view this property online connells.co.uk/Property/WVH329714

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.

**EPC Rating: D**