



Connells

Warstones Drive
Penn Wolverhampton



Property Description

Connells Wolverhampton bring to the market this CHAIN FREE refurbished three bedroom semi detached family property in a popular residential location. Having been maintained to an extremely high standard this property must be viewed in order to appreciate.

The property comprises of large entrance porch, entrance hall, lounge with french doors to rear garden, entertainment style kitchen diner, downstairs wc, three generous bedrooms and refitted modern shower room. Externally there is a useful side entrance with storage area, downstairs wc and brick built storage with plumbing for washing machine. There is large resin bound driveway providing off road parking and a good size enclosed rear garden.

The Location & Area

Located in the ever popular area of Penn, this property is located just off the A449 which offers fantastic routes into Wolverhampton and beyond. Also nearby is the popular Baggeridge Country Park, Penn common and Penn golf club. Located close by are doctors, highly regarded schools including Highfields and other local amenities.

Entrance Porch

Double glazed door to front, feature lighting, door to entrance hall.

Entrance Hall

Door to entrance hall, door to various rooms, stairs to first floor landing.

Lounge

17' 5" x 13' 11" max (5.31m x 4.24m max)
Double glazed french doors to rear, double glazed window to front, central heating radiator, door to entrance hall.

Entertainment Kitchen Diner

10' 10" x 10' 8" (3.30m x 3.25m)
Double glazed window to rear, double glazed door to side, a range of stylish wall and base units, integrated oven, microwave, gas hob and extractor, feature tiling, space for fridge freezer, door to entrance hall, double glazed door to side entrance.

Downstairs Wc

Double glazed window to side, low flush toilet, wash hand basin, door to entrance hall.

Side Entrance

Double glazed door to front, plumbing for washing machine/dishwasher, double glazed door to rear garden, door to wc.



First Floor Landing

Doors to various rooms, loft access,

Bedroom One

12' 5" x 10' (3.78m x 3.05m)

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

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

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

Bedroom Three

8' 4" x 8' 1" (2.54m x 2.46m)

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

Family Shower Room

Double glazed window to side, walk-in shower cubicle, feature tiles, low flush toilet, vanity sink, central heating radiator, door to first floor landing.

Outside Front

Large resin bound driveway providing off road parking, side access.

Outside Rear

Enclosed lawned garden, panelled fences, paved pathway.









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

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EPC Rating: C

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Tenure: Freehold



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