



**Connells**

Amanda Avenue  
Penn Wolverhampton





### Property Description

The Award Winning Connells Wolverhampton branch are proud to introduce to the market Amanda Avenue, a beautifully presented four-bedroom detached family home nestled in a cul-de-sac. This delightful property offers a perfect blend of comfort, space, and potential, making it an ideal choice for growing families.

As you step inside, you are greeted by a spacious entrance hallway, a convenient wc, ensuring practicality for family life. The front reception room, currently utilised as a cosy lounge. A separate dining room for entertaining guests or enjoying family meals. The spacious kitchen, which boasts ample storage and countertop space and an adjoining utility room adds to the convenience, providing additional space for laundry and storage needs. Heading upstairs, you will find four well-proportioned bedrooms with the main bedroom comes with its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms, ensuring everyone has their own space. Outside, the property continues to impress with generous front and rear gardens, providing plenty of room for outdoor activities, gardening or simply enjoying the fresh air. The off-road parking offers convenience, while the garage presents additional parking or storage options.

There is also exciting potential, as the property comes with planning permission for a rear extension, a garage conversion and extend over the original garage, as well as the addition of a garage to the side.

### 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.

### Approach

Set back from the roadside in a cul-de-sac location with a front driveway and front lawn.

### Entrance Hall

Radiator, ceiling light point, stairs rising into the first floor, storage cupboard and doors leading to the lounge, dining room, ground floor wc and kitchen.

### Ground Floor Wc

Low flush wc, wash hand basin, partly tiled walls, ceiling light point, radiator and a double glazed window to the front.

### Lounge

13' 10" max x 11' into bay ( 4.22m max x 3.35m into bay )

Double glazed window to the front, two double glazed windows to the side, two wall lights and radiator.

### Dining Room

9' 1" x 8' 11" ( 2.77m x 2.72m )

Ceiling light point, radiator, French doors and two double glazed windows to the rear.

## Kitchen

11' 10" x 9' 1" ( 3.61m x 2.77m )

Matching wall and base units with one and a half stainless steel sink and drainer with mixer tap, integrated fridge, dishwasher, electric oven, four ring gas hob, breakfast bar, partly tiled walls, extractor hood, double glazed window to the rear, door to the hallway, radiator, ceiling light point and archway to the utility.

## Utility

6' 1" x 4' 1" ( 1.85m x 1.24m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated freezer, plumbing point for washing machine, wall mounted boiler, ceiling light point, door to the side access and archway to the kitchen.

## First Floor Landing

Airing cupboard, loft access, ceiling light point, ceiling spotlights and doors to all bedrooms and bathroom.

## Bedroom One

11' 11" max x 11' 10" max ( 3.63m max x 3.61m max )

Double glazed windows to the front and side, two built-in wardrobes, ceiling light point, radiator and door to the en-suite.

## En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin unit, partly tiled walls, heated towel rail, ceiling spotlights, extractor fan and a double glazed window to the side.

## Bedroom Two

9' 10" max x 9' 1" into wardrobe ( 3.00m max x 2.77m into wardrobe )

Double glazed window to the rear, fitted wardrobes, ceiling spotlights and radiator.

## Bedroom Three

9' min x 8' min ( 2.74m min x 2.44m min )

Double glazed window to the rear, ceiling light point, radiator, wall light, storage cupboard into eaves.

## Bedroom Four

11' max x 6' 1" max ( 3.35m max x 1.85m max )

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

## Bathroom

Panelled bath with shower overhead and a glass mirrored screen, wash basin unit, low flush WC, partly tiled walls, ceiling spotlights, heated towel rail, shaver socket point, extractor fan and a double glazed window to the rear.

## Outside Rear

Patio area with a lawn, mature trees, outside tap, shed, door access to the garage and benefits from two side gates.

## Garage

17' x 8' ( 5.18m x 2.44m )

Up and over garage door, ceiling light point, power supply and door to the rear garden.















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**EPC Rating: Awaited**

Tenure: Freehold

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