



Connells  
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FOR SALE

Connells

St. Catherines Crescent  
Penn Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this fabulous and deceptively spacious three bedroom extended family property in a cul-de-sac location. Benefiting from LARGE REAR GARDEN IDEAL FOR BUILDING PLOT (subject to planning permissions) and would be ideal for and annex, home office, gym or various other outbuildings.

The property comprises of entrance porch, entrance hall, lounge, extended sitting room, extended kitchen, side entrance porch, downstairs wc. On the first floor there are three bedrooms and a family bathroom.

Externally there is a driveway to front and side, garden to front, detached garage to side and an exceptionally large and spacious rear corner garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Conveniently located for Wolverhampton City centre just a stone's throw away from the main Penn Road linking to Wombourne, Kidderminster and many other areas. There are selection of shops nearby on the Penn Road and popular schooling nearby.

### Entrance Porch

Glazed door and windows to front and door into the entrance hall

### Entrance Hall

Glazed door to front, meter cupboard, stairs, radiator door to kitchen and lounge

### Lounge

13' 4" x 10' 9" ( 4.06m x 3.28m )  
Double glazed window to front, radiator, door to entrance hall

### Kitchen

17' 7" x 5' 7" ( 5.36m x 1.70m )  
Double glazed window to rear, stainless steel sink, range of wall and bass units, radiator, side door to extended sitting room

### Extended Sitting Room

17' 7" x 11' 2" ( 5.36m x 3.40m )  
Gas Fire, radiator, sliding door to rear garden, door to kitchen

### Side Entry

8' 5" x 4' 3" ( 2.57m x 1.30m )  
Glazed windows around, door to downstairs WC

### Downstairs Wc

Low flush toilet, glazed window to side, door to side entry

## First floor Landing

loft access doors to various

## Bedroom One

13' 4" x 11' ( 4.06m x 3.35m )

Double glazed window to front, radiator, door to Landing.

## Bedroom Two

11' x 10' ( 3.35m x 3.05m )

Double glazed window to rear, radiator, door to landing.

## Bedroom Three

7' x 6' ( 2.13m x 1.83m )

Double glazed window to front, radiator, door to landing.

## Bathroom

Panelled bath, double glazed window to rear, radiator, pedestal sink, low flush toilet, boiler cupboard with valiant boiler

## Outside Rear

Large enclosed rear corner garden offering tremendous potential for outbuilding/annex style living and potential building plot subject to planning permission









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: Awaited**

Tenure: Freehold

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