



POTENTIAL FOR FURTHER DEVELOPMENT STPP

Connells

St. Catherines Crescent
Penn Wolverhampton

St. Catherines Crescent Penn Wolverhampton WV4 5QB

for sale offers in the region of
£220,000



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 WITH PLANNING PERMISSION GRANTED FOR ANNEX BUILDING.

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

Agents Notes

Planning Permission has now been granted for an annex at the rear of the property









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

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

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH329986



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH329986 - 0008