



Connells

Hinstock Close
Penn Wolverhampton

Hinstock Close Penn Wolverhampton WV4 5SB

for sale offers in excess of
£200,000



Property Description

Connells Wolverhampton have the delight of bringing to the market this chain free three bedroom in a popular residential location. Benefiting from no onward chain this property would be the ideal family purchase.

The property comprises of an entrance porch, entrance hall, lounge, kitchen, three bedrooms and a family bathroom. Externally there are front and rear gardens and the vendor advises a garage is included in the sale (see agents notes).

Location And Area

This property benefits from fantastic commuter access links to Wolverhampton and further afield. Just a stone's throw from the A449 Penn Road which offers fantastic access into Wolverhampton and nearby shops, bars, restaurants, schools, parks, dentist and doctors.

Entrance Hall

Door to entrance porch, doors to various rooms.

Kitchen

5' 9" x 9' 5" (1.75m x 2.87m)

Double glazed window to front, inset sink, space for a cooker, range of wall and base units, sliding door to entrance hall.

Lounge

14' 7" x 14' 9" (4.45m x 4.50m)

Double glazed window to rear, double glazed door to rear, radiator, open to hall, stairs access.



Entrance Porch

Door to side, door to storage cupboard, door to entrance hall.

First Floor Landing

Airing cupboard, doors to various rooms.

Bedroom One

10' 9" x 8' 6" (3.28m x 2.59m)

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

Bedroom Two

8' 6" x 12' 5" (2.59m x 3.78m)

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

Bedroom Three

12' 5" x 5' 9" (3.78m x 1.75m)

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

Bathroom

Double glazed window to front, panelled bath, pedestal sink, low flush toilet, door to landing.

Outside Front

Garden area to front, lawned with a paved pathway.

Outside Rear

Rear garden surrounded by a range of panelled fencing and a large lawned area.

Garage

Please see agents note.

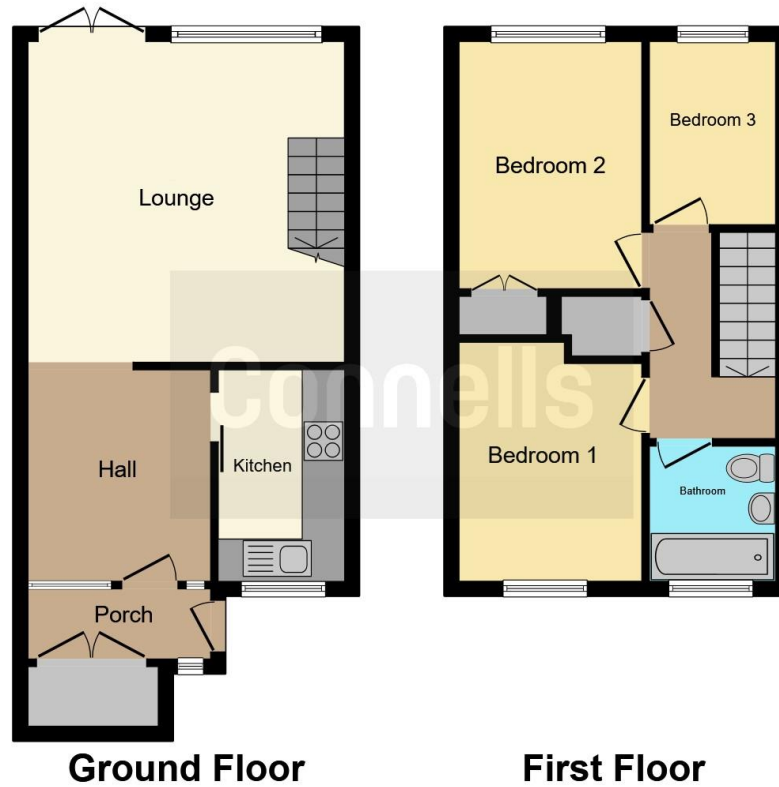
Agents Note

Please note the vendor has advised there is a garage included in the sale, however we have been unable to access the garage to complete an internal inspection. Legal advice should be taken before incurring any costs.









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

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EPC Rating: D

view this property online connells.co.uk/Property/WVH330560

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.

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