



**Connells**

Scott Avenue  
Penn Wolverhampton





### Property Description

Connells Wolverhampton have the delight of bringing to the market this significantly extended and improved five bedroom semi-detached family property in the popular Penn area. Benefiting from a large over 19ft long entertainment style lounge diner as well as an extended kitchen this property would make a perfect family home;

Internally the property comprises of an entrance porch, entrance hall, lounge, extended lounge diner, extended kitchen with adjoining utility. five bedrooms, family bathroom. Externally there is a driveway to front and an enclosed rear garden.

### Location And Area

Situated in the popular area of Penn just a short distance from the A449 Penn Road. Located nearby are a range of parks, bars, restaurants, dentists, doctors and other useful facilities.

### Entrance Hall

Doors to various rooms, stairs to first floor landing, radiator.

### Lounge

10' 9" x 11' 7" ( 3.28m x 3.53m )

Double glazed bay window to front, radiator, door to entrance hall.

### Extended Lounge Diner

19' 7" x 11' 4" ( 5.97m x 3.45m )

Double glazed door to rear, door to entrance hall, rear skylight, feature spotlights, radiator, door to entrance hall.

### Extended Kitchen

13' 5" x 15' 5" max ( 4.09m x 4.70m max )

Double glazed window to rear, double glazed door to rear, wall and base units, plumbing for a dishwasher, feature skylight, space for a range cooker, extractor, door to downstairs utility/ shower room.

### Utility/ Shower Room

Pedestal sink, low flush toilet, electric shower in cubicle, plumbing for a washer, plumbing for a dryer, door to kitchen.



## First Floor Landing

Doors to various rooms.

## Bedroom One

11' 2" x 10' 9" ( 3.40m x 3.28m )

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

## Bedroom Two

10' 9" x 11' 10" ( 3.28m x 3.61m )

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

## Bedroom Three

12' 2" x 6' 11" ( 3.71m x 2.11m )

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

## Bedroom Four

7' 3" x 6' 11" ( 2.21m x 2.11m )

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

## Bedroom Five

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

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

## Family Bathroom

Double glazed window to rear, L-shaped panelled bath, vanity sink, low flush toilet, feature tiling, double glazed window to rear, door to landing.

## Garage

10' 8" x 7' ( 3.25m x 2.13m )

Electric roller shutter door to front, light and power, utility/ shower room.

## Outside Front

Large driveway area with a garden area to side.

## Outside Rear

Enclosed rear garden surrounded by a range of panelled fencing with a lawned area, paved pathway and mature plants trees and shrubs.



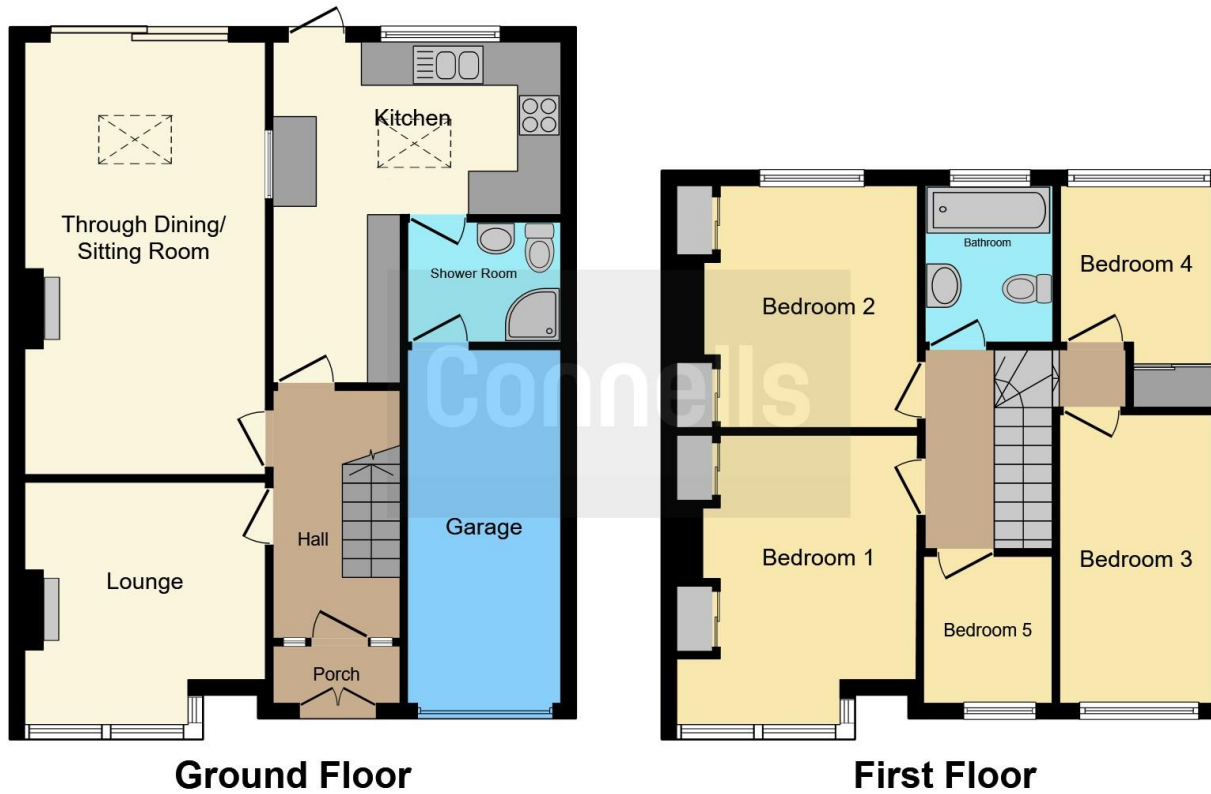












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH330348](http://connells.co.uk/Property/WVH330348)**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH330348 - 0002