

Property details approval form

39 Scott Avenue, Penn, Wolverhampton, WV4 4HJ

Date: 11 October 2024

Property Ref and Version: WVH330348 - 0003

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £350,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > A FIVE BEDROOM SEMI-DETACHED FAMILY PROPERTY IN A CUL-DE-SAC LOCATION
- > Large over 19ft long extended lounge diner
- > Separate family lounge
- > Modern fitted kitchen with adjoining Utility
- > Attractive modern fitted bathroom
- > Garage and driveway to front
- > Enclosed rear garden
- > Viewing his highly recommended to appreciate the accommodation on offer

○ Short Description

"A 5 BEDROOM SEMI-DETACHED PROPERTY IN A CUL-DE-SAC LOCATION"

Comprising of entrance porch, entrance hall, lounge, extended lounge diner, modern fitted kitchen, utility, 5 bedrooms, family bathroom, driveway to front and enclosed rear garden.

○ Long 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 lunge 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.

○ Directions

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○ Agents Note

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○ Room Description

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.

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○ Room Description

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.

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○ Room Description

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.

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○ Property Images



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○ Floor Plan



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

○ Approval

Signature

Date

	Signature	Date
James Wenlock		
Mr B. Malek		