



**Connells**

Wakeley Hill  
Penn Wolverhampton



# Wakeley Hill Penn Wolverhampton WV4 5QZ

for sale offers in excess of  
**£310,000**



## Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale a CHAIN FREE modern detached home situated on the ever popular Wakeley Hill. For further details please contact Connells.

Externally there is green views to front, off road parking, low maintenance rear garden and garage to side. Internally there is an entrance hall, ground floor guest wc, spacious lounge within adjoining dining room/sitting room and fitted breakfast kitchen. The first floor has four bedrooms, master en-suite and family bathroom.

## The Location & Area

Situated in a private cul-de-sac location with green views to front on Wakeley Hill which is conveniently located for the Penn Road. There is fantastic links to local shopping and further shopping within Wolverhampton City centre. Sought after schools, doctors, dentist, public house and eateries are within close proximity.

## Entrance Hall

Double glazed door to front access, feature parquet flooring, storage cupboard, central heating radiator, various, doors to various rooms.

## Ground Floor Guest Wc

Double glazed window to front, low flush toilet, wall mounted wash basin, parquet flooring, door to entrance hall.

## Lounge

17' 8" into recess x 12' ( 5.38m into recess x 3.66m )

Double glazed bow window to front, gas fire with fitted surround, central heating radiator, opening to dining room/sitting room, doors to various rooms.

## Dining Room/ Sitting Room

9' 3" x 9' 9" ( 2.82m x 2.97m )

Double glazed patio doors to rear, central heating radiator, opening to lounge.

## Breakfast Kitchen

12' 9" x 10' ( 3.89m x 3.05m )

Double glazed window overlooking the rear garden, double glazed door to side access, a range of fitted wall and base units with roll top work surfaces, one and half drainer sink, unit, gas hob with oven and extractor.

## First Floor Landing

Double glazed window to side, loft access with pull down ladders, airing cupboard, stairs to ground floor, doors to various rooms.

## Bedroom One

12' 1" x 8' 4" ( 3.68m x 2.54m )

Double glazed window to front, built-in wardrobes, central heating radiator, door to first floor landing, door to en-suite.

## En-Suite

Double glazed window to side, fitted suite with a walk-in shower area, low flush toilet, pedestal wash basin, central heating radiator, part tiled walls, door to Bedroom One.

## Bedroom Two

11' 3" x 7' 5" ( 3.43m x 2.26m )

Double glazed window to rear, central heating radiator, door to first floor landing.

## Bedroom Three

10' 4" x 8' 3" ( 3.15m x 2.51m )

Double glazed window to rear, central heating radiator, door to first floor landing.

## Bedroom Four

9' x 8' 9" ( 2.74m x 2.67m )

Double glazed window to front, central heating radiator, door to first floor landing.

## Bathroom

Double glazed window to side, fitted suite with a low flush toilet, pedestal wash basin, panelled bath, part tiled walls, central heating radiator, door to first floor landing.

## Garage

16' 8" x 8' ( 5.08m x 2.44m )

Up and over door to front, door to rear access.

## Outside Rear

Low maintenance rear garden, paved patio, pebbled area, gate to front access.

## Outside Front

Off road parking to front with green views.

## Agents Note

The front of the property is a conservation area.



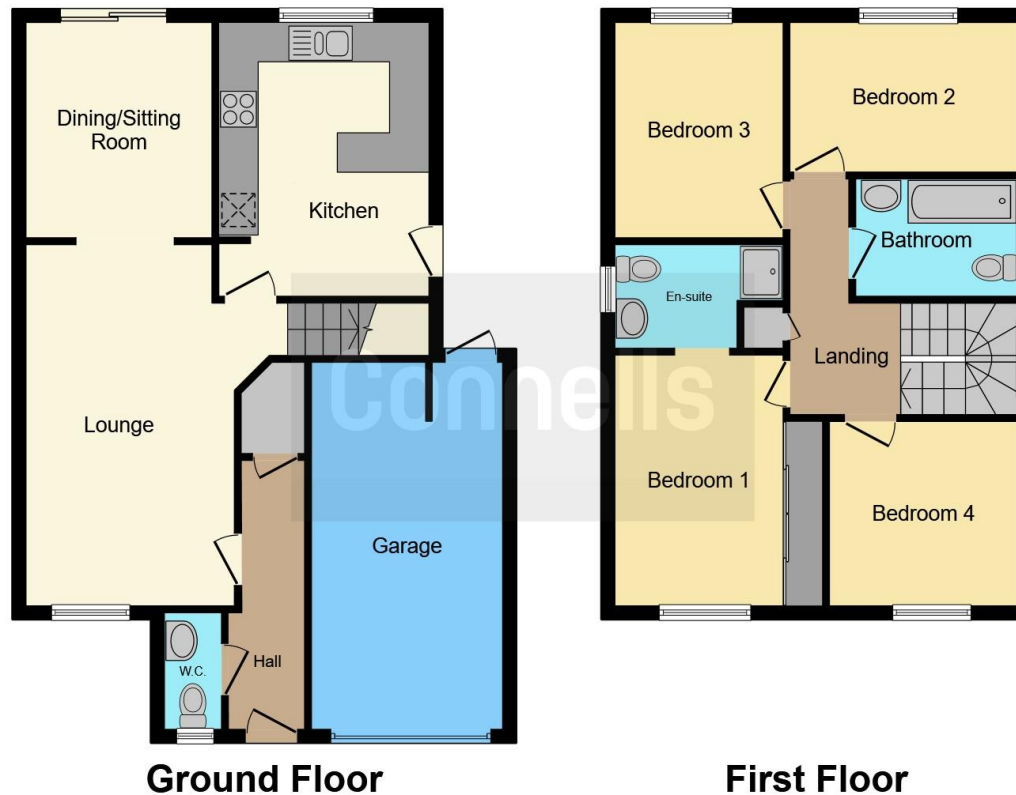












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: D**

**view this property online** [connells.co.uk/Property/WVH330931](http://connells.co.uk/Property/WVH330931)

Tenure: Freehold



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