



Connells

Warstones Road
Penn Wolverhampton

Warstones Road Penn Wolverhampton WV4 4LF

for sale offers in the region of
£260,000



Property Description

Connells Wolverhampton welcomes this extended three-bedroom semi-detached family home, nestled on the popular residential road in Penn. This property is offered with no onward chain, making it an ideal choice for families looking for a seamless transition into their new home.

Upon entering, you are greeted by an entrance hallway which leads you to several rooms. The ground floor features a convenient WC, a well-appointed kitchen, which flows into a utility area, the generous lounge is perfect for family gatherings, while the dining room offers an inviting space for entertaining with an adjoining sitting room. The partially converted garage has been transformed into a versatile office space, ideal for remote working. Heading upstairs, you'll find three generously sized double bedrooms, ensuring that everyone has their own comfortable space. The main bedroom boasts an en-suite shower room, providing a private sanctuary. A family bathroom completes the upper level, offering convenience for all.

Externally, the property benefits from off-road parking, accommodating ample vehicles. The generously sized rear garden is a fantastic feature, providing an enclosed and enjoyable outdoor space for children to play and for hosting summer barbecues.

Location And Area

Located in the ever popular area of Penn, this property is located just off the A449 which offers fantastic routes into Wolverhampton and beyond. Also nearby is the popular Baggeridge Country Park, Penn common and Penn golf club. Located close by are doctors, highly regarded schools and other local amenities.

Approach

Set back from the roadside with off road parking for ample vehicles and access to the main accommodation.

Entrance Hallway

Radiator, ceiling light point, stairs rising into the first floor and doors leading to the ground floor WC, kitchen, lounge and dining room.

Ground Floor Wc

Low flush WC, ceiling light point and double glazed window to the side.

Lounge

14' 8" x 10' 6" (4.47m x 3.20m)

Double glazed window to the front, radiator, ceiling light point and two wall lights.

Dining Room

13' 4" x 10' 2" (4.06m x 3.10m)

Window to the rear and doors leading to the sitting room, storage area with additional door to the office.

Sitting Room

9' 5" x 8' 2" (2.87m x 2.49m)

Ceiling light point, radiator, window to the front, door to the dining room and French doors to the rear garden.

Office

Double glazed window to the front and doors to the front and storage area.

Kitchen

17' 8" x 7' 4" (5.38m x 2.24m)

Matching wall and base units with ceramic 1 1/2 sink drainer with mixer tap, integrated electric oven, electric four ring hob with extractor hood above, plumbing point for washing machine, radiator, two ceiling light points, cupboard housing wall mounted boiler and double glazed windows to the rear and side.

Utility

Ceiling light point, radiator, double glazed windows to the side and front and doors to the kitchen and rear garden.

First Floor Landing

Cupboard, loft access, ceiling light point, radiator and doors to all bedrooms and bathroom.

Bedroom One

17' 9" max x 12' max (5.41m max x 3.66m max)

Two double glazed windows to the front, two ceiling light points, door to the en-suite shower room and two radiators.

En-Suite

Shower cubicle, low flush WC, wash hand basin unit, partly tiled walls, heated towel rail, ceiling spotlights and a double glazed window to the side.

Bedroom Two

10' x 9' 10" (3.05m x 3.00m)

Double glazed window to the rear, ceiling light point and radiator.

Bedroom Three

10' max x 7' 8" max (3.05m max x 2.34m max)

Double glazed window to the rear, radiator and ceiling light point.

Bathroom

Panelled bath with shower over, low flush WC, wash hand basin, radiator, partly tiled walls, ceiling light point and double glazed window to the side.

Outside Rear

Shelter area with decking, double socket point, outside tap, lawn, timber fencing and shed.









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

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

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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