



Connells

Pinfold Lane
Penn Wolverhampton

Pinfold Lane Penn Wolverhampton WV4 4ED

for sale offers in the region of
£270,000



Property Description

Connells Wolverhampton have the delight to bring to the market this well presented and spacious traditional three bedroom semi-detached family property. Benefiting from an abundance of internal space this property should be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall, lounge, extended sitting room, kitchen, side lean to. On the first floor there are three well proportioned bedrooms, family bathroom with a separate wc, garage. Externally there is a driveway to front, garden to front and a large enclosed rear garden with a feature patio area.

Location And Area

Situated in the ever popular area of Penn with an abundance of local schooling and fantastic commuting access to Wolverhampton City centre. There are a wonderful selection of local shopping just a stone's throw away.

Entrance Porch

Double glazed door to front, leaded door to entrance hall.

Entrance Hall

Radiator, stairs access, doors to various rooms.

Lounge

13' x 11' 11" (3.96m x 3.63m)

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

Extended Sitting Room

17' 9" max x 11' 5" (5.41m max x 3.48m)

Double glazed french doors to rear, radiator, door to entrance hall.

Kitchen

11' x 7' 5" (3.35m x 2.26m)

Double glazed bay window to rear, range of wall and base units with space for various appliances and door to side lean to.

Lean To

Perspex roof, storage area, door to garden, door to garage.



First Floor Landing

Doors to various rooms, double glazed window to side.

Bedroom One

12' 3" x 12' (3.73m x 3.66m)

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

Bedroom Two

12' 1" x 11' 5" max (3.68m x 3.48m max)

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

Bedroom Three

9' x 6' 11" (2.74m x 2.11m)

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

Family Bathroom

Double glazed window to rear, panelled bath with electric shower over, pedestal sink, radiator, door to landing.

Separate Wc

Double glazed window to side, low flush toilet, door to landing.

Garage

15' 2" x 8' 9" (4.62m x 2.67m)

Up and over door to front, door to lean to.

Outside Front

Driveway area offering ample off road parking, lawned area to side.

Outside Rear

Large enclosed rear garden which is mostly lawned surrounded by a range of panelled fencing with plants, trees and shrubs, large feature patio 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

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EPC Rating: D

Tenure: Freehold

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Property Ref: WVH331438 - 0003