



Connells

Pinfold Lane
Penn Wolverhampton



Property Description

Connells Wolverhampton have the delight to bring to the market this chain free, four bedroom extended traditional semi-detached family property. Benefiting from no onward chain this property would make an ideal family purchase.

The property comprises of an entrance porch, entrance hall, lounge, separate dining room, two part entertainment style kitchen diner. On the first floor there are a selection of three bedrooms and a family shower room, on the top floor there is an additional bedroom with a separate wc.

Externally there is a garage, driveway and a large enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

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, door to entrance hall.

Entrance Hall

Doors to various rooms, understairs storage cupboard, radiator.

Lounge

14' 3" into bay x 10' 11" into recess (4.34m into bay x 3.33m into recess)

Double glazed bay window to front, tv aerial point, radiator, traditional wooden flooring, door to entrance hall.

Dining Room

12' 7" x 10' 11" into recess (3.84m x 3.33m into recess)

Door to entrance hall, door to entertainment style kitchen diner, fitted storage cupboards with lighting.

Two Part Entertainment Kitchen

Kitchen Diner Part One

7' x 16' 11" (2.13m x 5.16m)

French doors to rear, double glazed window to rear, range of wall and base units, one and a half drainer sink, space for various appliances, free standing cooker.

Kitchen Diner Part Two

8' 11" x 5' 6" (2.72m x 1.68m)

Double glazed window to rear, wall and base units, space for various appliances.

First Floor Landing

Doors to various rooms, double glazed window to side.

Bedroom One

14' 7" into bay x 10' 8" into recess (4.45m into bay x 3.25m into recess)

Double glazed bay window to front, fitted wardrobe, radiator, door to landing.

Bedroom Two

12' 6" x 10' 11" into recess (3.81m x 3.33m into recess)

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

Bedroom Three

8' 2" x 6' 4" (2.49m x 1.93m)

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

Shower Room

Double glazed window to rear, mixer shower in a cubicle, low flush toilet, pedestal sink, storage cupboard, door to landing.

Second Floor Landing

Door to bedroom four.

Bedroom Four

15' 2" max x 9' 5" restricted head height (4.62m max x 2.87m restricted head height)

Skylight to front and rear, door to landing, door to separate wc.

Separate Wc

Wash hand basin and low flush toilet.

Garage

19' 10" x 9' 4" (6.05m x 2.84m)

Up and over door to front, light and power, side access to rear garden.

Outside Front

Driveway area with a range of plants, trees and shrubs.

Outside Rear

Good sized enclosed rear garden which is mostly lawned with a range of plants, trees and shrubs.

Agents Note

Please note the property benefits from external thermal insulation as evidenced on the energy performance certificate.









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

To view this property please contact Connells on

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

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331407



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH331407 - 0005