



**Connells**

Lancaster Gardens  
Penn Wolverhampton



# Lancaster Gardens Penn Wolverhampton WV4 4DN

for sale offers in the region of  
**£250,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this well presented two bedroom semi detached bungalow in a popular cul-de-sac location. Benefiting from NO ONWARD CHAIN this property is an ideal down sizer home.

The property comprises of entrance hall, large 17ft lounge, kitchen, conservatory, two bedrooms and wet room. Externally there is large driveway and garden. To the rear there is an enclosed rear garden and garage.

## The Location & Area

Set in the ever popular and sought after Penn area to the south west of Wolverhampton City centre within walking distance of Windsor Park and Manor Park along with St Bartholomew primary school. The property is also close to the local amenities and Wolverhampton City centre.

## Entrance Hall

Double glazed door to side, doors to various rooms.

## Lounge

17' 7" x 9' 3" ( 5.36m x 2.82m )

Double glazed window to front, central heating radiator, door to kitchen, door to entrance hall

## Kitchen

10' 8" x 9' 6" ( 3.25m x 2.90m )

A range of wall and base units, integrated oven, hob and extractor, space for various appliances, door to lounge, door to conservatory.

## Conservatory

8' 4" x 15' 7" ( 2.54m x 4.75m )

Double glazed window to rear, doors to garage, door to kitchen, door to rear garden.



### Bedroom One

10' 11" x 11' 5" ( 3.33m x 3.48m )

Window to rear, central heating radiator, fitted wardrobes, door to entrance hall.

### Bedroom Two

7' 3" x 8' 9" ( 2.21m x 2.67m )

Double glazed window, central heating radiator, door to entrance hall.

### Wet Room

Double glazed window to side, electric shower in a cubicle, low flush toilet, pedestal sink, door to entrance hall.

### Outside Front

Large tarmac driveway, lawned area to side.

### Outside Rear

Enclosed rear garden, lawned area, surrounding panelled fences, plants, trees and shrubs.

### Garage

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

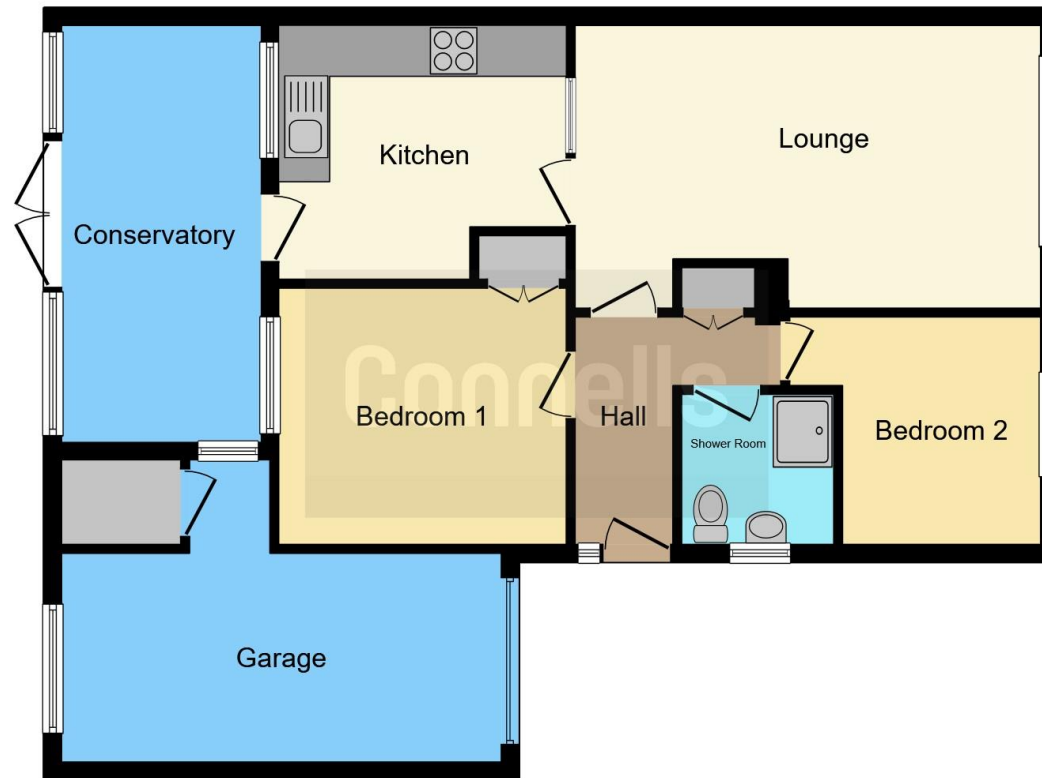
Up and over door to front, door to conservatory, double glazed window to rear.











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)

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**EPC Rating: Awaited**

Tenure: Freehold

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