



Connells

Penstone Lane
Lower Penn Wolverhampton

Penstone Lane Lower Penn Wolverhampton WV4 4XE

for sale offers in the region of
£489,995



Property Description

Connells Wolverhampton are delighted to bring to the market this fabulous four bedroom detached family property on the popular and exclusive Penstone Lane. Benefiting from field views to front and an abundance of internal space, this property must to viewed in order to appreciate.

The property comprises of large entrance hall, lounge dining room, kitchen, downstairs wc and two large bedrooms. To the first floor there are an additional two bedrooms and family bathroom. Externally there is a detached garage, large driveway, front and rear garden.

Entrance Hall

Double glazed door to front, stairs to first floor landing, doors to various rooms.

Lounge

12' 4" x 15' 5" (3.76m x 4.70m)

Sliding door to rear, double glazed window to rear, two central heating radiators, door to entrance hall.

Dining Room/ Study

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

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

Kitchen

11' 8" x 9' 9" (3.56m x 2.97m)

Double glazed bow window to front, double glazed door to side, a range of wall and base units, one and half stainless steel drainer sink, space for various appliances, door to entrance hall.

Downstairs W.C.

Double glazed window to front, heated towel rail, wash hand basin, low flush toilet.

Laundry Area

Plumbing for washing machine, door to entrance hall.

Bedroom Three

10' 11" x 11' 10" (3.33m x 3.61m)

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

Bedroom Four

12' 3" x 11' 3" (3.73m x 3.43m)

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

First Floor Landing

Doors to various rooms, ample eaves storage.

Bedroom One

16' 6" x 11' 5" (5.03m x 3.48m)

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

Bedroom Two

12' 10" x 9' 9" (3.91m x 2.97m)

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

Family Bathroom

Panelled bath, shower cubicle with mixer shower, low flush toilet, wash hand basin, heated towel rail, door to first floor landing.

Outside Front

Large driveway to front and side leading to the detached garage to rear, lawned area, plants, trees and shrubs.

Detached Garage

Up and over door, window to side.

Outside Rear

Lawned area, garden room with light and power, mature plants, trees and shrubs, leading to an attractive brook to rear.

Agents Note

This property has oil heating with tank.

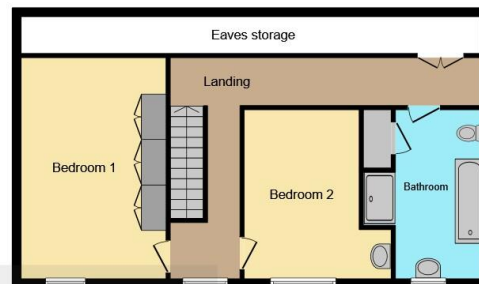




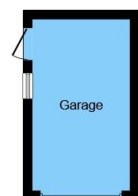




Ground Floor



First Floor



Garage

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

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331542



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: WVH331542 - 0004