



Connells

Burleigh Road  
Penn Fields Wolverhampton





### Property Description

Connells Wolverhampton bring to the market this CHAIN FREE three bedroom mid terrace property in the popular Penn Fields area.

The property comprises of entrance porch, lounge, dining room, kitchen, bathroom and three bedrooms. Externally there is courtyard style front and rear garden with garage.

### The Location & Area

Situated in Penn Fields which offers a fantastic commuting access and an abundance of local schools and shopping areas. Wolverhampton City centre is close by where further shopping can be found.

### Entrance Hall

Door to front, doors to various rooms.

### Lounge

15' 7" x 11' 7" ( 4.75m x 3.53m )

Double glazed window to rear, door to stairs to first floor landing, door to kitchen, central heating radiator, gas fire, understair storage cupboard.

### Dining Room

11' 9" x 8' 5" ( 3.58m x 2.57m )

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

## Kitchen

9' 3" x 6' 4" ( 2.82m x 1.93m )

Window to side, a range of wall and bases units, stainless steel drainer sink, integrated oven, hob and extractor, space for various appliance, door to lounge, door to bathroom.

## Bathroom

Window to side, low flush toilet, pedestal wash basin, shower cubicle, panelled bath, door to kitchen.

## First Floor Landing

Doors to various rooms.

## Bedroom One

11' 7" x 12' 4" ( 3.53m x 3.76m )

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

## Bedroom Two

12' 4" x 8' 4" ( 3.76m x 2.54m )

Double glazed window to rear, central heating radiator, door to storage, door to first floor landing.

## Bedroom Three

9' 8" x 6' 6" ( 2.95m x 1.98m )

Double glazed window rear, central heating radiator, door to first floor landing.

## Outside Front

Border wall and hedge, gate leading to front.

## Outside Rear

Low maintenance rear garden.

## Garage

17' 3" x 7' 8" ( 5.26m x 2.34m )

Door to front, up and over door 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: D**

Tenure: Freehold

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