



**Connells**

Fancourt Avenue  
Penn Wolverhampton



# Fancourt Avenue Penn Wolverhampton WV4 4HY

for sale offers in the region of  
**£290,000**



## Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this extended and deceptively spacious four bedroom semi detached family home in a popular residential area of Penn.

Internally the property comprises of an inviting entrance hallway, cosy lounge with feature log burner, access to an extended kitchen which wraps round to a dining room. The ground floor also benefits from having a convenient utility room, a ground floor WC and a storage area to the front. Heading upstairs you'll find four bedrooms and a family bathroom.

Outside, to the front is a driveway for ample vehicles, while to the rear is a well presented garden.

Don't miss out on this fabulous family home in a sought after area of Penn. Call the Connells Wolverhampton branch today to book your viewing.

## Location And Area

Positioned in the Penn area of Wolverhampton Fancourt Avenue is ideally located for a variety of local amenities, well regarded schools, Wolverhampton City centre and commuting A449.

## Approach

Set back from the roadside behind a driveway and raised flower bed.

## Entrance Hallway

Radiator, meter cupboard, stairs rising to the first floor, ceiling light point and doors leading to the lounge and kitchen.

## Lounge

15' 7" max x 10' 5" max ( 4.75m max x 3.17m max )

Double glazed window to the front, log burner, radiator and ceiling light point.

## Kitchen

17' 5" max x 5' 6" max ( 5.31m max x 1.68m max )

Matching wall base with composite sink drainer with mixer tap, breakfast bar, double oven, four ring gas hob with extractor hood above, plumbing point for dishwasher, ceiling light point, radiator, double glazed window to the rear and open plan to the dining room.

## Dining Room

17' 11" x 9' 3" ( 5.46m x 2.82m )

Double glazed sliding door to the rear garden, two ceiling light points and useful storage cupboard

## utility

11' 3" x 9' 6" ( 3.43m x 2.90m )

Irregular shaped room with worktop, plumbing point for washing machine, space for dryer and doors leading to the kitchen, ground floor WC, storage area and rear garden.

## Ground Floor Wc

Low flush WC, wash hand basin, ceiling light point and a double glazed window to the rear.

## Storage Area

Double opening doors, storage cupboard and door to the utility.

## First Floor Landing

Door leading to all bedrooms and bathroom.

## Bedroom One

14' 6" x 8' 8" ( 4.42m x 2.64m )

Double glazed window to the front and rear, two radiators, fitted wardrobe and a cupboard housing the wall mounted boiler.

## Bedroom Two

13' 2" max x 10' 2" max ( 4.01m max x 3.10m max )

Double glazed window to the front, radiator, ceiling spotlights and fitted wardrobe.

## Bedroom Three

11' 3" max x 6' 4" max ( 3.43m max x 1.93m max )

Double glazed window to the rear, ceiling spotlights, radiator and fitted wardrobes.

## Bedroom Four

6' 6" x 6' 2" ( 1.98m x 1.88m )

Double glazed window to the front, ceiling spotlights and radiator.

## Bathroom

Panelled bath with shower over, vanity wash hand basin with WC, heated towel rail, tiled walls, ceiling spotlights and double glazed window to the rear.

## Outside Rear

Paved patio area with lawn, shrubbery, outside tap point and a summer house.















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**EPC Rating: Awaited**

Tenure: Freehold

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