



**Connells**

Hartill Road  
Penn Wolverhampton



# Hartill Road Penn Wolverhampton WV4 5LT

for sale offers in excess of  
**£365,000**



## Property Description

Here is your chance to purchase a pleasantly presented and traditional extended detached family home situated on the ever popular Hartill Road, which from its prominent elevation offers countryside views to rear (viewing is highly recommended). For further details please contact the Award Winning Connells in Wolverhampton.

Externally this family home has block paved off road parking with a garage to side and a pleasant rear garden with raised entertainment patio area with country side views. Internally there is a hall, lounge, dining area, fitted kitchen, utility, ground floor guest wc, basement, three first floor bedrooms and a ground floor home office/ occasional guest bedroom four.

## The Location & Area

Situated in the lower part of Penn which is a desirable and popular residential location offering a fantastic selection of local shopping, schools, doctors, dentists, eateries and public houses. Hartill Road links to the main Penn Road with links to Stourbridge, Kidderminster, Wolverhampton City Centre along with further links to the Birmingham New Road leading to Birmingham City Centre.

## Entrance Hall

Door to front access, under stair storage cupboard, stairs to first floor landing, laminate floor, central heated radiator, doors to various rooms.

## Lounge

13' into bay x 11' 8" into recess ( 3.96m into bay x 3.56m into recess )

Double glazed bay window to front, gas fire with fitted surround, marble hearth, laminate floor, door to hall, archway to dining room, central heated radiator, coved ceiling.

## Dining Room

12' x 11' ( 3.66m x 3.35m )

Double glazed patio doors to rear patio area with countryside views, archway to lounge, laminate floor, central heated radiator, coved ceiling.

## Kitchen

10' max x 8' 1" ( 3.05m max x 2.46m )

Double glazed window with countryside views to rear, door to entrance hall, door to utility, range of fitted wall and base units with roll top work surfaces, integrated five burner gas hob, oven and extractor, integrated microwave, tiled flooring, part tiled walls, one and a half drainer sink unit and a large storage pantry and central heated radiator.

## Utility Area

Door leading to home office/ guest bedroom four, double glazed door to rear entertainment patio area, door to kitchen, door to garage, door to ground floor guest wc, roof lantern and tiled flooring.

## Ground Floor Guest Wc

Fitted suite with a low flush toilet, wash basin, roof lantern, door to utility, tiled flooring and a wash basin.

## Home Office/ Bedroom Four

11' x 8' ( 3.35m x 2.44m )

This room has various usage options. Double glazed window with country side views to rear, door to utility, laminate floor, central heated radiator and coved ceiling.

## First Floor Landing

Loft access with pull down ladders, double glazed window to front, stairs to the ground floor, doors to various rooms, storage cupboard.

## Bedroom One

13' 1" into bay x 11' into fitted wardrobe ( 3.99m into bay x 3.35m into fitted wardrobe )

Double glazed bay window to front, central heated radiator, laminate floor, door to landing, built in mirrored wardrobes and spotlights to ceiling.

## Bedroom Two

12' 2" x 11' into fitted wardrobe ( 3.71m x 3.35m into fitted wardrobe )

Double glazed window to rear with country side views, central heated radiator, laminate floor, door to landing, built in mirrored wardrobes.

## Bedroom Three

9' x 8' 2" ( 2.74m x 2.49m )

Double glazed window to rear with country side views, central heated radiator, laminate floor, door to landing.

## Family Bathroom

Double glazed window to side, door to landing, fitted suite with a shower bath and shower screen, pedestal wash basin, low flush toilet, heated towel rail, tiled floor, tiled walls, extractor fan, spotlights to ceiling, door to first floor landing.

## Outside Front

Block paved off road parking to front with a brick built wall with trees, plants and shrubs and wall lighting.

## Garage

16' x 8' ( 4.88m x 2.44m )

Wall mounted Worcester boiler, door to utility, double opening doors to driveway, lighting.

## Outside Rear

Raised entertainment patio area, offering countryside views with wooden hand rail and spindles with steps leading to a lower level lawned area where there is a selection of trees, plants and shrubs.

## Basement

Door to main garden area.

## Agents Note

The property offers flexible living with three first floor bedrooms and a ground floor home office which may have potential for Bedroom Four.



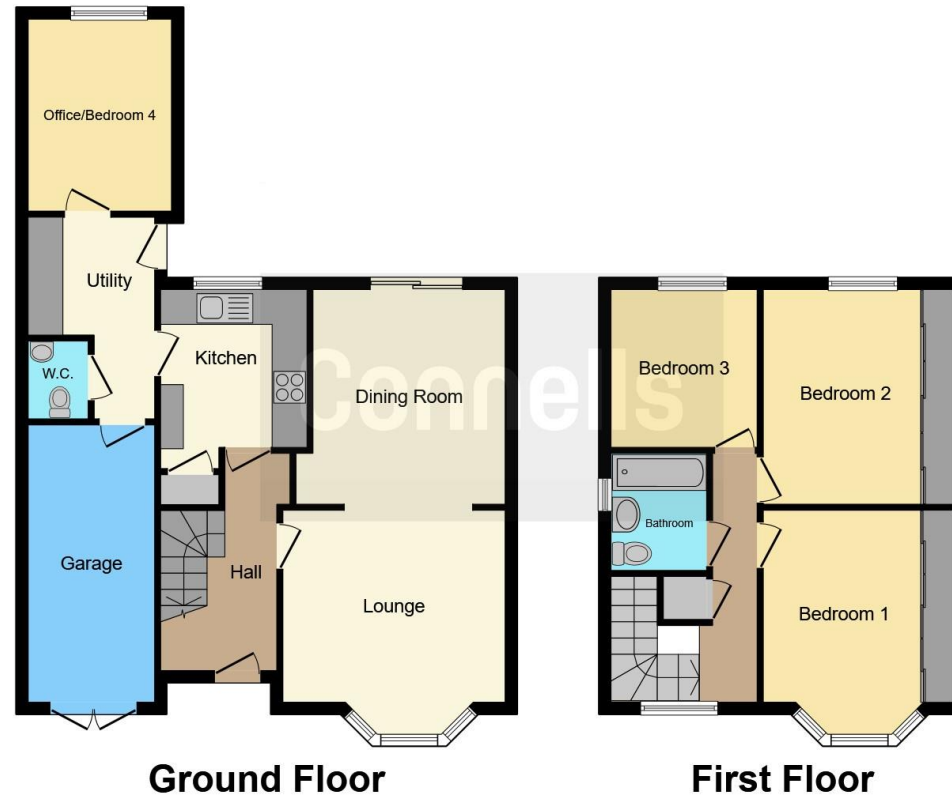












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332168](http://connells.co.uk/Property/WVH332168)**



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