



**Connells**

Burleigh Road  
Penn Fields Wolverhampton





### Property Description

The Award Winning Connells Wolverhampton branch is proud to present this three bedroom mid terrace family home situated in a popular residential area of Penn Fields. Viewing is highly recommended to appreciate the accommodation on offer, call Connells Wolverhampton today.

The accommodation comprises of entrance hall leading to a spacious lounge and dining room. To the rear is a spacious kitchen, ground floor bathroom and wc. Heading upstairs you will find three bedrooms. Outside there is a low maintenance rear garden with garage with access via Owen Road.

### 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.

### Approach

Set back from the roadside with steps up to the main accommodation.

### Entrance Hall

Door to lounge/dining room.

### Lounge/ Dining Room

28' 3" into bay x 11' 7" max ( 8.61m into bay x 3.53m max )

Double glazed window to front and rear, wall mounted electric heater, stairs rising to first floor, two central heating radiators, door to kitchen.

### Kitchen

16' 5" x 6' 3" ( 5.00m x 1.91m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated electric oven, electric double oven/microwave, part tiled walls, plumbing for washing machine and dishwasher, five ring gas hob with extractor hood, wall mounted boiler, spotlights, heated towel rail, double glazed window to side, doors to lobby and lounge/dining room.

### Lobby

Spotlights, doors to ground floor wc, bathroom, garden and kitchen.

### Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, ceiling spotlights, extractor fan, tiled walls, central heating radiator, double glazed window to side.

### Ground Floor Wc

Low flush wc, wash hand basin

## First Floor Landing

Spotlights and ceiling light point, loft access with pull down ladder, doors to various rooms.

## Bedroom One

12' 3" x 11' 6" ( 3.73m x 3.51m )

Double glazed window to front, central heating radiator, ceiling light point.

## Bedroom Two

12' 6" x 8' 7" ( 3.81m x 2.62m )

Double glazed window to rear, central heating radiator, ceiling light point.

## Bedroom Three

9' 9" x 6' 4" ( 2.97m x 1.93m )

Double glazed window to rear, central heating radiator, ceiling light point.

## Outside Rear

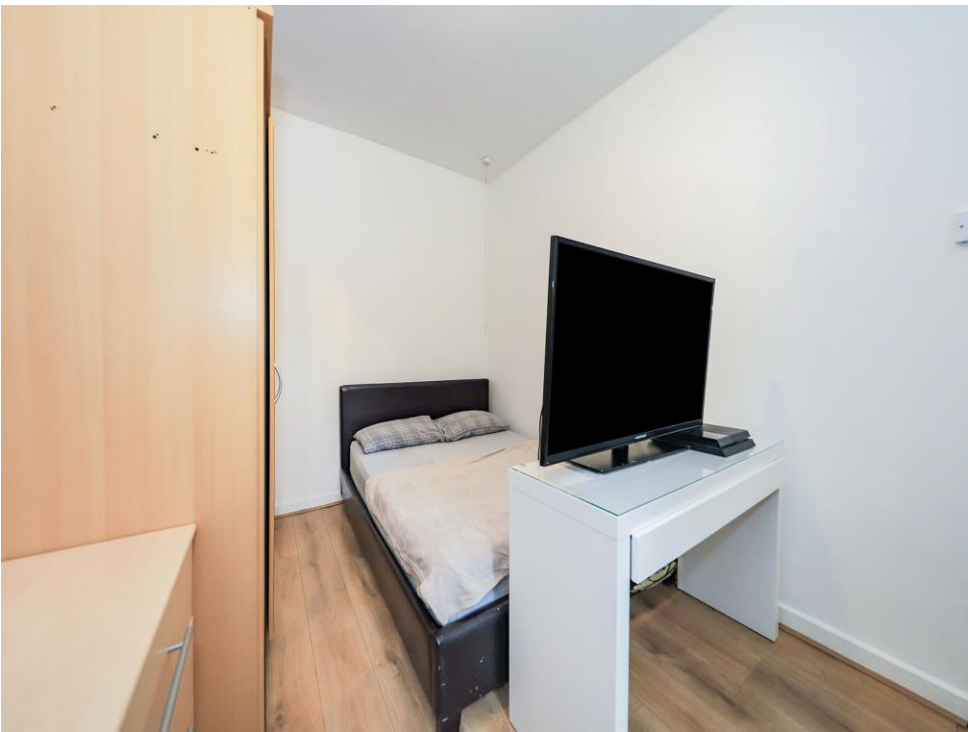
Concrete patio area with steps up to a tiered section, outside tap, access to garage.

## Garage

Double doors, door to rear garden.















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: E**

Tenure: Freehold

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