



**Connells**

Warstones Drive  
Warstones Wolverhampton



# Warstones Drive Warstones Wolverhampton WV4 4PR

for sale offers in the region of  
**£150,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this three bedroom end terrace property with generous room sizes. Benefiting from an abundance of internal space this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, 18ft lounge, generous entertainment style kitchen diner and downstairs wc. On the first floor there are three spacious bedrooms, family bathroom and separate wc. Externally there is a garden to front and enclosed courtyard rear garden with garage.

## The Location & Area

Located in the ever popular area of Penn, this property is located just off the A449 which offers fantastic routes into Wolverhampton and beyond. Also nearby is the popular Baggeridge Country Park, Penn common and Penn golf club. Located close by are doctors, highly regarded schools including Highfields and other local amenities.

## Entrance Hall

Doors to front, stairs to first floor landing, doors to various rooms.

## Lounge

18' x 11' ( 5.49m x 3.35m )

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

## Inner Hall

Storage cupboard, door to rear garden, door to kitchen, door to lounge, door to downstairs wc.

## Downstairs Wc

Low flush toilet, wash hand basin, door to inner hall.

## Kitchen Diner

18' x 8' 10" ( 5.49m x 2.69m )

Window to front and rear, a range of wall and base units, space for various appliances, space for dining table and chairs, door to entrance hall.



### First Floor Landing

Doors to various rooms, airing cupboard housing Worcester Bosch boiler

### Bedroom One

8' 10" x 14' 4" ( 2.69m x 4.37m )

Two double glazed windows to front, central heating radiator, three storage cupboards, doors to first floor landing.

### Bedroom Two

11' 11" x 8' 11" ( 3.63m x 2.72m )

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

### Bedroom Three

5' 11" x 10' 11" ( 1.80m x 3.33m )

Double glazed window to rear, fitted wardrobe, door to first floor landing.

### Bathroom

Panelled bath with electric shower, vanity unit, door to first floor landing.

### Separate Wc

Window to rear, low flush toilet, door to first floor landing.

### Outside Front

Small lawned garden.

### Outside Rear

Enclosed courtyard style garden with rear gated access.

### Garage

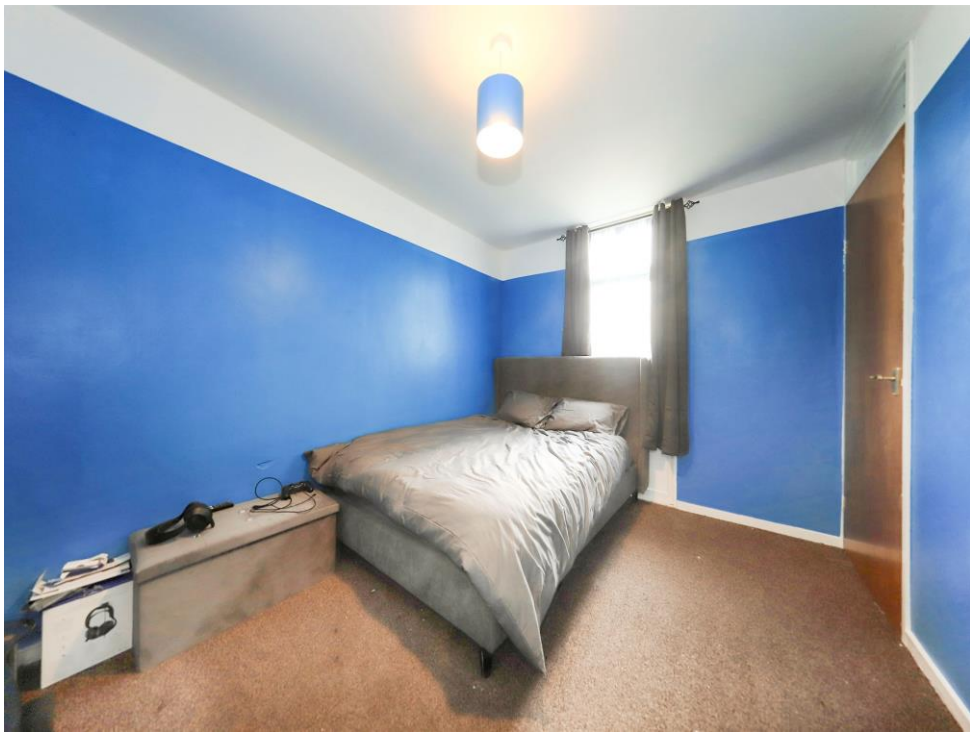
Up and over door to front, door to rear garden.

### Agents Note

Please note the property is nonstandard construction build and previously we have failed to obtain mortgages for this style of house. We advise this a cash purchase and any submission of a mortgage is done at your own risk.



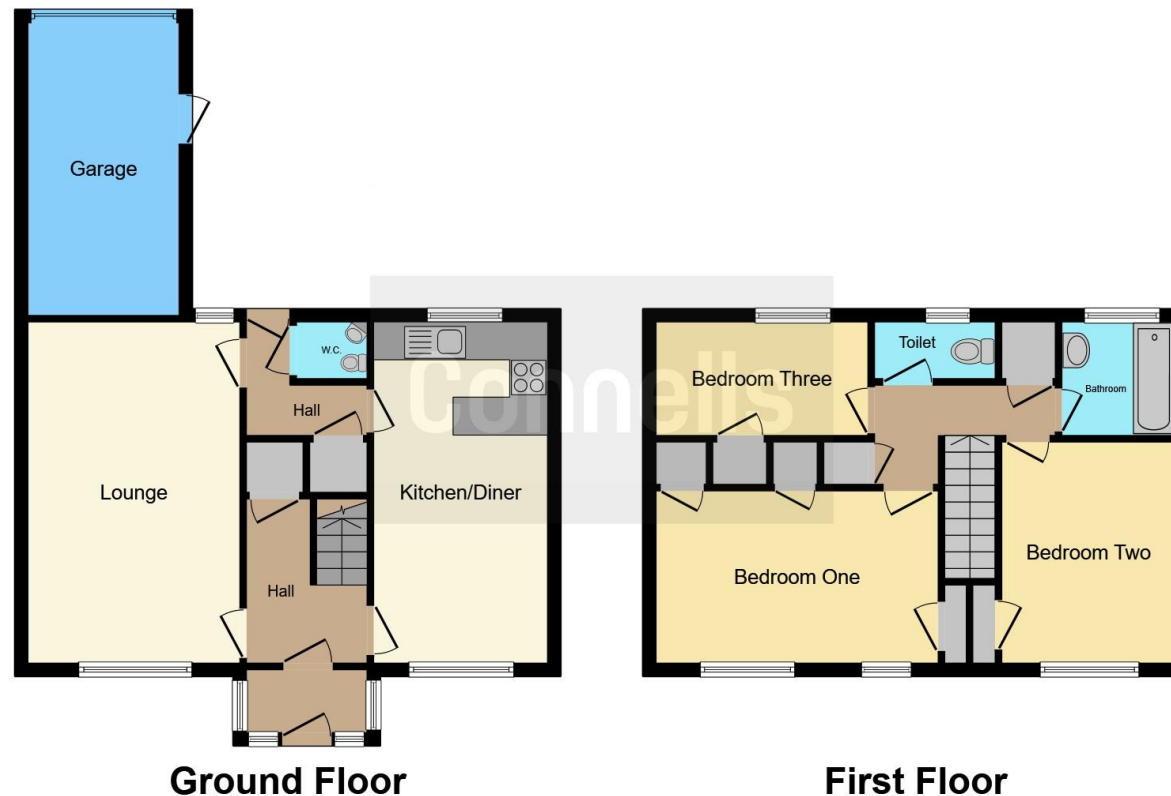












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332404](http://connells.co.uk/Property/WVH332404)**



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.

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