



**Connells**

Copthorne Road  
Off Penn Road Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this outstanding significantly extended and improved five bedroom detached family property in a popular residential location. Being just a short distance away from Wolverhampton Royal School, this property is an ideal family property.

The property comprises of large entrance hall with feature tiling, door to lounge, sitting room, 29ft entertainment style kitchen diner, ground floor Bedroom Five and shower room. The property benefits from having under floor heating on the ground floor. Heading to the first floor there are four spacious bedrooms, en-suite shower room, family bathroom and separate wc. Externally there is a garage storage area, large driveway to front providing off road parking and generous enclosed rear garden.

### The Location & Area

Set to the South West of Wolverhampton City Centre, ideally placed for commuting via Wolverhampton rail station, within walking distance of numerous schools.

### Entrance Hall

Door to front, stairs to first floor landing, under floor heating, doors to various rooms.

### Lounge

19' 2" into bay x 12' ( 5.84m into bay x 3.66m )

Double glazed bay window to front, feature tiling with under floor heating, door to entrance hall.

### Entertainment Kitchen Diner

16' 7" x 29' 2" ( 5.05m x 8.89m )

Bifold doors to rear, double glazed window to rear, large feature tiles with under floor heating, kitchen island, a range of stylish wall and base units with inset oven, hob and extractor, inset sink, space for various appliances, door to entrance hall, open to sitting.

### Sitting Room

French doors to entrance hall, open to entertainment kitchen diner, feature overhead lighting, tiled floor with under floor heating.

### Shower Room

Double glazed window to side, shower in wet room style cubicle, low flush toilet, pedestal sink, door to entrance hall.

### Ground Floor Bedroom Five

11' 2" x 10' 10" ( 3.40m x 3.30m )

Double glazed window to side, feature tiling with under floor heating, door to entrance hall

### Gallery Landing

Double glazed window to front, doors to various room, ideal for use as a study area.

### Bedroom One

14' 9" x 12' 5" ( 4.50m x 3.78m )

Double glazed window to rear, fitted wardrobes, central heating radiator, door to first floor landing, door to en-suite.

### En-Suite

Shower cubicle with waterfall shower, low flush toilet, vanity sink, door to Bedroom One.

### Bedroom Two

14' 9" x 12' 3" ( 4.50m x 3.73m )

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

### Bedroom Three

11' 2" x 9' 6" ( 3.40m x 2.90m )

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

### Bedroom Four

7' 8" x 10' 11" ( 2.34m x 3.33m )

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

### Family Bathroom

Panelled bath, feature tiles, vanity sink, low flush toilet, heated towel rail, door to first floor landing.

### Separate Wc

Double glazed window to side, low flush toilet, wash hand basin.

### Garage Storage Area

Door to side. Worcester Bosch Green Star boiler and housing for under floor heating, light, power.

### Outside Front

Large driveway to front providing off road parking, side gated access leading to rear.

### Outside Rear

Good sized enclosed rear garden, large paved patio area.









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 Council Tax Band: D

Tenure: Freehold

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