



Connells

Holly Grove
Penn Fields Wolverhampton

Holly Grove Penn Fields Wolverhampton WV3 7DX

for sale offers over
£350,000



Property Description

Connells Wolverhampton are delighted to bring to the market this beautifully presented and highly deceptive extended semi-detached home within a popular residential location. Viewing is highly recommended to appreciate the accommodation on offer.

The property comprises of an entrance hall, ground floor wc, 25ft long open plan lounge diner, 22ft long entrainment style kitchen diner, 4 bedrooms including attic and a family bathroom.

Externally there are pleasant front and rear gardens with off road parking to side and a garage with utility to rear.

Location And Area

Situated on the ever popular Holly Grove which is conveniently located for local schooling and set between Penn Fields and Penn area. Set to the south west of Wolverhampton City Centre with easy access to the Penn Road for commuting, a wonderful array of nearby local shopping and eateries with easy access to Penn Common and Penn Hospital.

Entrance Hall

Double glazed door to front, double glazed window to side, laminate flooring, doors to various rooms, central heated radiator, stairs to first floor landing.

Ground Floor Wc

Double glazed window to side, low flush toilet, wash hand basin within a vanity sink, door to entrance hall.

Lounge Diner

25' 4" into bay x 12' (7.72m into bay x 3.66m)

Double glazed bay window to front, feature log burner, central heated radiator, door to entrance hall.

Kitchen Diner

22' max x 17' 7" max (6.71m max x 5.36m max)

Double glazed window to side, double glazed bifold doors to rear, range of wall and base units with solid worktops breakfast bar, integrated appliances including microwave, dishwasher, free standing cooker, extractor, fitted wine cooler, radiator, spotlights, door to entrance hall.



First Floor Landing

Double glazed window to side, doors to various rooms, storage cupboard.

Bedroom One

13' 5" x 11' 5" max (4.09m x 3.48m max)

Double glazed window to rear, fitted wardrobes, spotlights, radiator, door to first floor landing.

Bedroom Two

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

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

Bedroom Three

8' 5" x 8' 4" (2.57m x 2.54m)

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

Bathroom

Two double glazed windows, corner bath, low flush toilet, wash hand basin set in a vanity sink, airing cupboard, heated towel rail, spotlights, door to first floor landing.

Bedroom Four

16' 4" max x 15' (4.98m max x 4.57m)

Double glazed skylight to front and rear, radiator, stairs.

Garage

10' 1" x 19' (3.07m x 5.79m)

Up and over door to front, door to garden area, plumbing for washing machine.

Outside Front

Off road parking and a lawned area

Outside Rear

Lawned enclosed rear garden surrounded by a range of panelled fencing.

Agents Note

Please note the home owners have advised Connells that the attic area has been converted over 20 years ago, please confirm this with your conveyancer before incurring any costs.









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

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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