



Connells
01892 719 170
FOR SALE

Connells

Rookery Lane
Penn Wolverhampton



Property Description

The award winning Connells Wolverhampton branch welcomes to the market Rookery Lane, an exceptional extended three-bedroom detached family home nestled in the highly sought-after Penn area. This immaculate property exudes charm and modern elegance, making it the perfect setting for family living.

Internally, the home boasts a welcoming entrance hallway that leads into a spacious lounge through lounge and dining room, ideal for entertaining and family gatherings. The contemporary kitchen is equipped with high-quality Neff integrated appliances and Quartz worktops, ensuring a functional and stylish cooking space. Additionally, there is a versatile office that can easily adapt to your needs, whether it be a study, playroom, or sun lounge.

On the first floor, you will find three well sized bedrooms filled with natural light, accompanied by a modern family bathroom that offers a relaxing retreat.

Externally, the property features off-road parking for several cars at the front, with elegantly designed steps and glass balustrades leading up to the main accommodation. A garage to the side of the home allows for additional storage space. The generously sized rear garden is perfect for outdoor leisure activities, gardening, or simply enjoying the sunshine.

This is a must view home! Call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Set to the west of Wolverhampton City centre with easy access to local transport links. The property is approximately 2 miles away from Wolverhampton rail station along with a host of highly regarded local schools nearby.

Approach

Block paved driveway with steps and glass balustrades ;leading to the main accommodation, there is also walling to front with flower borders and access to the garage.

Entrance Hallway

Cast iron radiator, stairs to first floor, storage cupboard, doors to various rooms.

Kitchen

20' max x 10' 5" max (6.10m max x 3.17m max)

Matching wall and base units with quartz worktops, stainless steel sink with instant hot tap, NEFF appliances such as microwave/grill, electric oven and five ring gas hob. Integrated dishwasher, plumbing point for washing machine, space for dryer, double glazed windows to side and rear, skylight, door to rear garden.

Lounge/ Dining Room

25' 9" x 10' 7" (7.85m x 3.23m)

Double glazed window to front, log burner, cast iron radiator, french doors to versatile playroom.



Study/ Playroom

11' 3" x 8' 11" (3.43m x 2.72m)

Two skylight windows, cast iron style radiator, french doors to lounge/ dining room and garden.

First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

Bedroom One

12' 7" into bay x 11' 4" max (3.84m into bay x 3.45m max)

Double glazed window to front, fitted wardrobe, cast iron radiator.

Bedroom Two

12' 7" max x 10' 7" max (3.84m max x 3.23m max)

Double glazed window to rear, cast iron radiator, fitted wardrobes.

Bedroom Three

9' 7" x 6' 9" (2.92m x 2.06m)

Double glazed window to front, cast iron radiator.

Bathroom

Free standing ceramic bathtub with free standing tap and shower attachment, separate shower cubicle, low flush wc wash hand basin with mixer taps, porcelain tiled walls and flooring, heated towel rail, extractor fan, double glazed window to rear.

Loft Space

Pull down ladder.

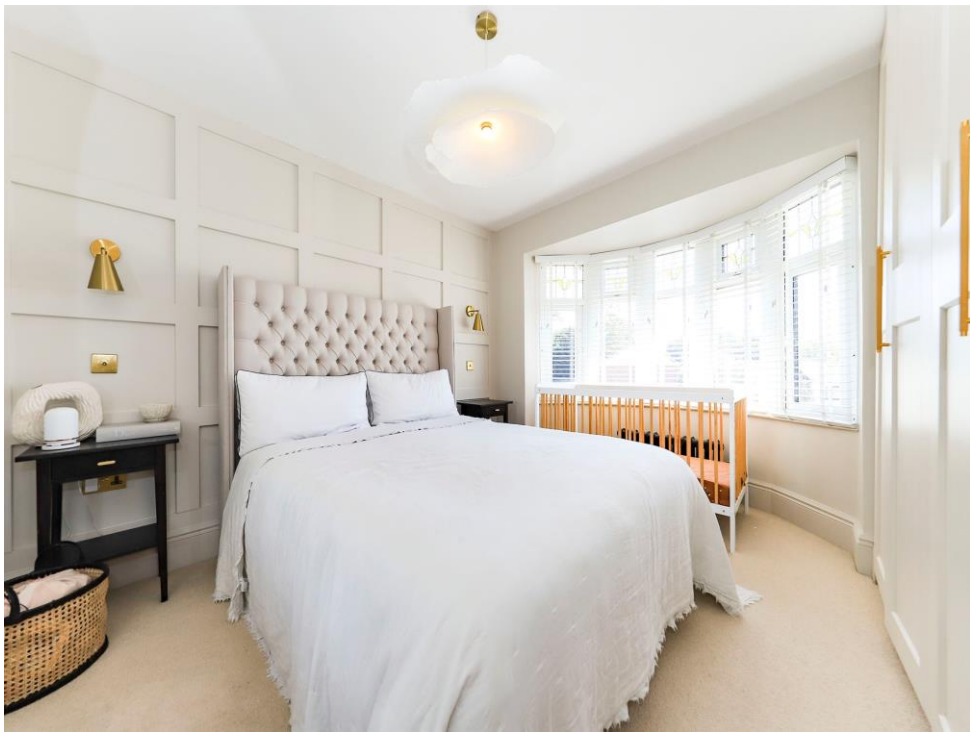
Outside Rear

Porcelain paving patio area with lawn, composite fencing to side, timber fencing, walling to rear, shrubbery, outside tap point, access to garage.

Garage

Electric shutter door, power supply and 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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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