



**Connells**

Warstones Road  
Penn Wolverhampton

# Warstones Road Penn Wolverhampton WV4 4JZ

for sale offers in the region of  
**£350,000**



## Property Description

A highly deceptive traditional extended three / four bedroom semi detached family home situated in a sought after location in Penn with an excellent array of local schools. Viewing is highly recommended to appreciate the accommodation on offer.

Internally the property benefits from entrance porch, entrance hall, lounge, extended sitting area measuring 23 ft 4 in length, modern fitted kitchen, downstairs shower room, potential fourth bedroom, office / playroom. To the first floor there are three bedrooms and a family shower room.

Externally the property benefits from off road parking to front and a generous enclosed rear garden with outbuilding for versatile usage.

Call the Connells Wolverhampton branch today to book your viewing.

## Location And 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 and other local amenities.

## Entrance Hall

Window to front, radiator, storage cupboard housing a window, doors to various rooms.

## Lounge

15' into bay x 10' 10" max ( 4.57m into bay x 3.30m max )

Double glazed bay window to front, radiator, gas fire place, coving to ceiling.

## Kitchen

19' 11" x 7' ( 6.07m x 2.13m )

Matching wall and base units with stainless steel drainer sink with mixer tap, cooker point, extractor hood, space for an american fridge freezer, window to rear, partly tiled walls, breakfast bar, open plan to sitting area.

## Sitting Area

23' x 10' ( 7.01m x 3.05m )

Two ceiling light points, two wall lights, central heating radiator, french doors to rear garden, open to kitchen.

## Office

16' x 9' ( 4.88m x 2.74m )

Double glazed window to rear, door to rear garden, radiator, door to kitchen, door to shower room, door to potential bedroom four.

## Ground Floor Shower Room

Shower cubicle, low flush wc, was hand basin, extractor fan and ceiling spotlights.

## Ground Floor Bedroom Four

13' x 8' ( 3.96m x 2.44m )

Double glazed window to front, radiator.



## First Floor Landing

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

## Bedroom One

15' 10" into bay x 10' 11" into wardrobe ( 4.83m into bay x 3.33m into wardrobe )

Double glazed bay window to front, two radiators, fitted wardrobe.

## Bedroom Two

12' max x 10' max ( 3.66m max x 3.05m max )

Double glazed window to rear, radiator.

## Bedroom Three

9' 1" x 6' 10" ( 2.77m x 2.08m )

Double glazed window to front, radiator.

## Shower Room

Shower cubicle, vanity wash hand basin, low flush wc, radiator, double glazed window to side.

## Outside Rear

Generously sized rear garden with lawned area, mature trees and access to the outbuilding.

## Outbuilding

27' x 10' 1" ( 8.23m x 3.07m )

Two double glazed windows to front, french doors to rear.









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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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