



Connells

Ryecroft Avenue
Penn Wolverhampton

Ryecroft Avenue Penn Wolverhampton WV4 5UQ

for sale offers in excess of
£250,000



Property Description

Connells Wolverhampton have the delight to bring to the market this well presented and attractive three bedrooms semi-detached family property in a popular residential cul-de-sac location. Benefiting from an abundance of internal and external space this property should be viewed in order to fully appreciate.

The property comprises of an entrance hall, large entertainment style lounge, modern fitted kitchen diner, three bedrooms and a family bathroom. Externally there is a large driveway with ample off road parking, good sized enclosed rear garden ideal for those with families. Additionally the property benefits from a garage to rear.

Location And Area

Set to the south of Wolverhampton City Centre in the Penn area just off Mount Road with easy access to A449 for commuting. Numerous local shops, highly regarded local schooling, only a short drive from Penn Hospital and Penn Common.

Entrance Hall

Double glazed door to front, door to entertainment style lounge.

Entertainment Style Lounge

15' x 11' 9" (4.57m x 3.58m)
Double glazed window to front, radiator, door to rear entrance hall.

Rear Entrance Hall

Doors to various rooms.

Kitchen Diner

14' 9" max x 13' 8" (4.50m max x 4.17m)
Double glazed window to rear, double glazed door to rear, range of wall and base units with an inset sink, space for various appliances, space for a dining table, radiator, door to inner entrance hall.

Inner Entrance Hall

Stairs access, double glazed door to side.

First Floor Landing

Doors to various rooms.

Bedroom One

12' 2" x 8' 5" (3.71m x 2.57m)
Double glazed window to front, fitted wardrobe, radiator, door to landing.

Bedroom Two

10' 8" x 8' 5" (3.25m x 2.57m)

Double glazed window to rear, fitted wardrobe, radiator, door to landing.

Bedroom Three

9' x 6' (2.74m x 1.83m)

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

Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, door to landing.

Outside Front

Large driveway offering off road car parking.

Outside Rear

Good sized enclosed rear garden which is mostly lawned and surrounded by a range of fencing.

Garage

Up and over door.









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: C Council Tax
 Band: B

Tenure: Freehold

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