



Connells

Copthorne Road
Off Penn Road Wolverhampton

Copthorne Road
Off Penn Road Wolverhampton WV3 0AB

for sale offers in the region of
£325,000



Property Description

Connells Wolverhampton are delighted to bring the market this immaculately presented and significantly improved three bedroom extended family property with NO ONWARD CHAIN. Benefiting from an advance of external space this property must be viewed in order to fully understand and appreciate.

The property comprises of large entrance hall, shower room, sitting room, 29ft family lounge, extended modern fitted kitchen and dining room, three spacious bedrooms and family bathroom. Externally there is a driveway to front and good size low maintenance 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 Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to porch, stairs to first floor landing, door to lounge, door to sitting room, door to downstairs wc, battery for solar panels.

Downstairs Shower Room

Shower cubicle, low flush toilet, vanity sink, window to side, door to entrance hall.

Family Lounge

29' 1" x 12' 5" (8.86m x 3.78m)

Double glazed window to front, double doors to dining room, two central heating radiators, feature stereo surround system with speakers, door to entrance hall.

Sitting Room

10' 2" x 9' 8" (3.10m x 2.95m)

Window to side, door to entrance hall, door to kitchen.

Extended Kitchen

15' 7" x 9' 4" (4.75m x 2.84m)

Double glazed window to rear, a range of wall and base units, inset oven, hob and extractor, Velux skylight, space for fridge freezer, open to dining room.

Dining Room

10' 3" x 9' 8" (3.12m x 2.95m)

Double glazed window to rear, central heating radiator, door to living room.



First Floor Landing

Doors to various rooms.

Bedroom One

12' 3" x 12' 4" (3.73m x 3.76m)

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

Bedroom Two

14' 1" x 10' 5" (4.29m x 3.17m)

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

Bedroom Three

10' 2" x 9' 8" (3.10m x 2.95m)

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

Family Bathroom

Double glazed window to side, L shaped panelled bath, low flush toilet, floating sink, extractor fan, door to first floor landing.

Outside Front

Large driveway to front with brick wall surrounding.

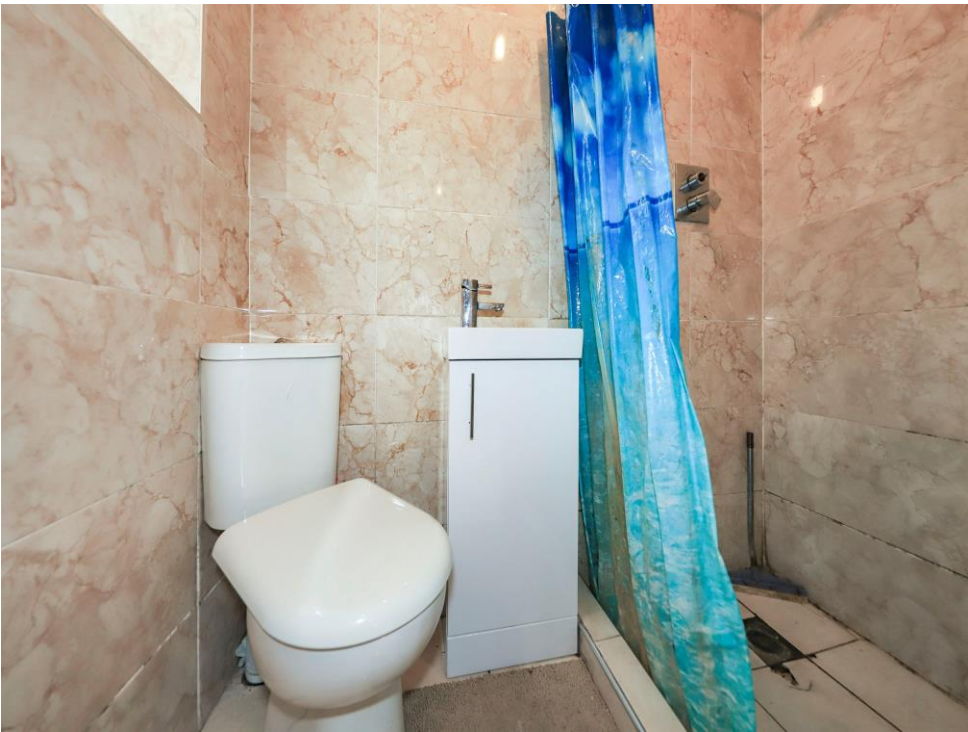
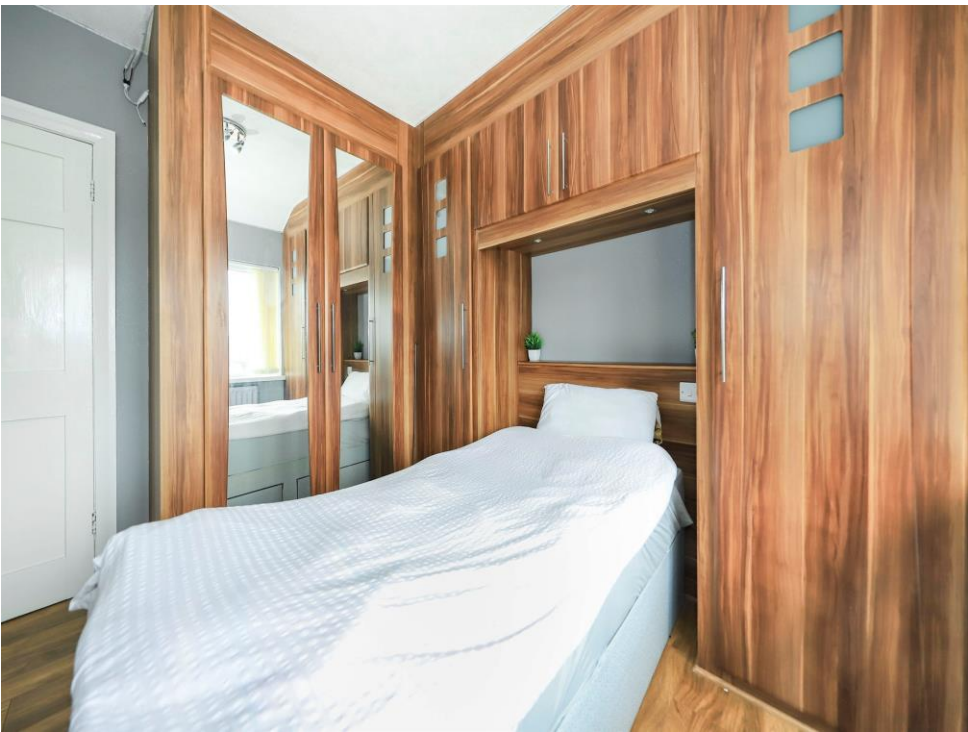
Outside Rear

Enclosed rear garden, slabbed, brick built storage area, fencing, rear gated access, solar panels and battery.

Agents Note

The Vendor advises the solar panels are owned. The property benefits from having 2 EV 7.2 kw chargers located at the front of the property and one located on the side just behind the metal side gate









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: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH330795



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH330795 - 0004