



Connells

Lea Road
Penn Fields Wolverhampton

Lea Road Penn Fields Wolverhampton WV3 0LU

for sale offers in the region of
£200,000



Property Description

The Award Winning Connells are delighted to bring to the market this traditional three bedroom mid terrace family home in a popular area of Penn Fields. Viewing is highly recommended to appreciate the size of the accommodation on offers. Call Connells today to book your viewing.

Internally the property comprises of entrance porch, entrance hall with Minton style tiled flooring, two large reception room with many original features to including fireplace, picture rail and ceiling roses. To the rear is a kitchen, utility area and ground floor wc. Heading upstairs to the first floor you will find two double bedrooms and bathroom. On the second floor is a generously sized third bedroom. To the front is a courtyard style frontage and to the rear is a generous size garden for garden enthusiasts.

The Location & Area

Set to south west of Wolverhampton City centre the property is ideally placed for commuting via Wolverhampton rail station and within walking distance of numerous local primary schools and in catchment areas for popular schools.

Approach

Set back from the roadside behind a courtyard style frontage leading to the main accommodation.

Entrance Porch

Door to entrance hall, part tiled walls.

Entrance Hall

Door to porch, ceiling light point, stairs rising to first floor, Minton style tiling flooring, doors to both reception rooms

Reception Room One

14' 2" into bay x 11' 8" max (4.32m into bay x 3.56m max)

Double glazed bay window to front, original fireplace with surround, ceiling rose with light point, picture rail, central heating radiator, door to entrance hall, open to Reception Room Two.

Reception Room Two

13' 3" x 11' 8" (4.04m x 3.56m)

Double glazed window to rear, feature log burner, picture rail, ceiling rose with light point, central heating radiator, door to entrance hall, open to Reception Room One, door to kitchen.

Kitchen

10' 9" x 9' 5" (3.28m x 2.87m)

Double glazed window to side, window to rear, base units, part tiled walls, electric cooker point, under stair storage area, access to utility.

Utility

8' 5" x 5' 7" (2.57m x 1.70m)

Double glazed window to side, sink and drainer with mixer tap, plumbing for washing machine and dishwasher, loft access ceiling light point, central heating radiator, door to ground floor wc.

Ground Floor Wc

Double glazed window to rear, low flush wc, ceiling light point, part tiled walls, wall mounted boiler.

First Floor Landing

Ceiling light point, doors to various rooms.

Bedroom One

15' 2" max x 14' 2" into bay (4.62m max x 4.32m into bay)

Double glazed bay window to front, central heating radiator, ceiling light point, storage cupboard, door to first floor landing.

Bedroom Two

13' 2" max x 9' 4" max (4.01m max x 2.84m max)

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

Family Bathroom

L shaped bath, low flush wc, wash hand basin unit, part tiled walls, ceiling light point, loft access, central heating radiator, door to first floor landing.

Second Floor

Bedroom Three

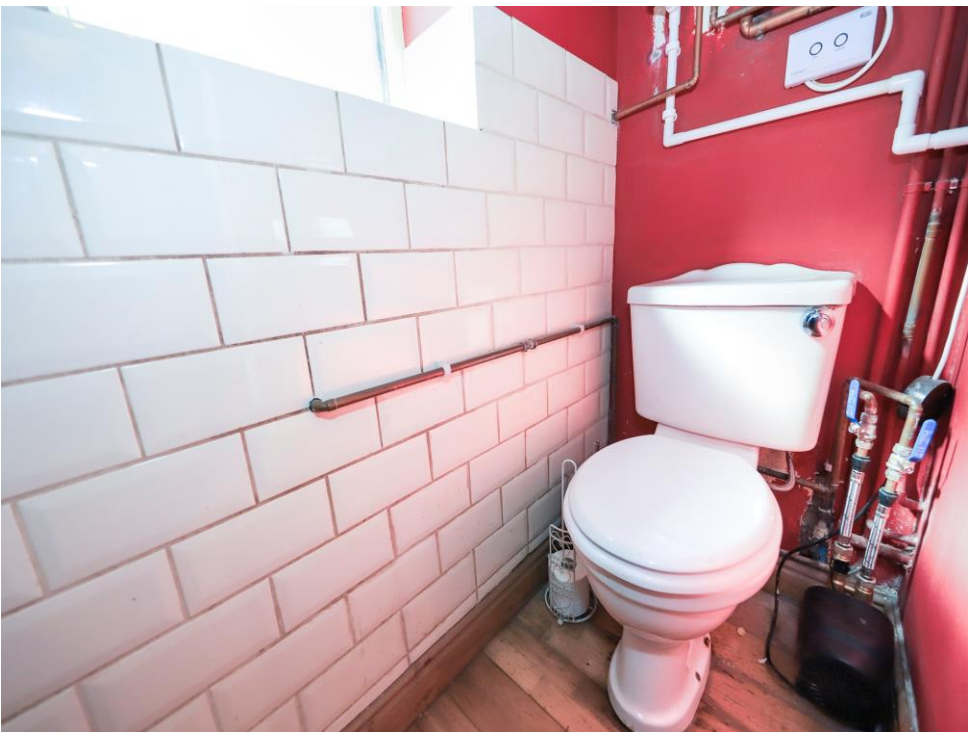
15' 3" x 12' 2" (4.65m x 3.71m)

Skylight window, ceiling light point, storage area, lighting.

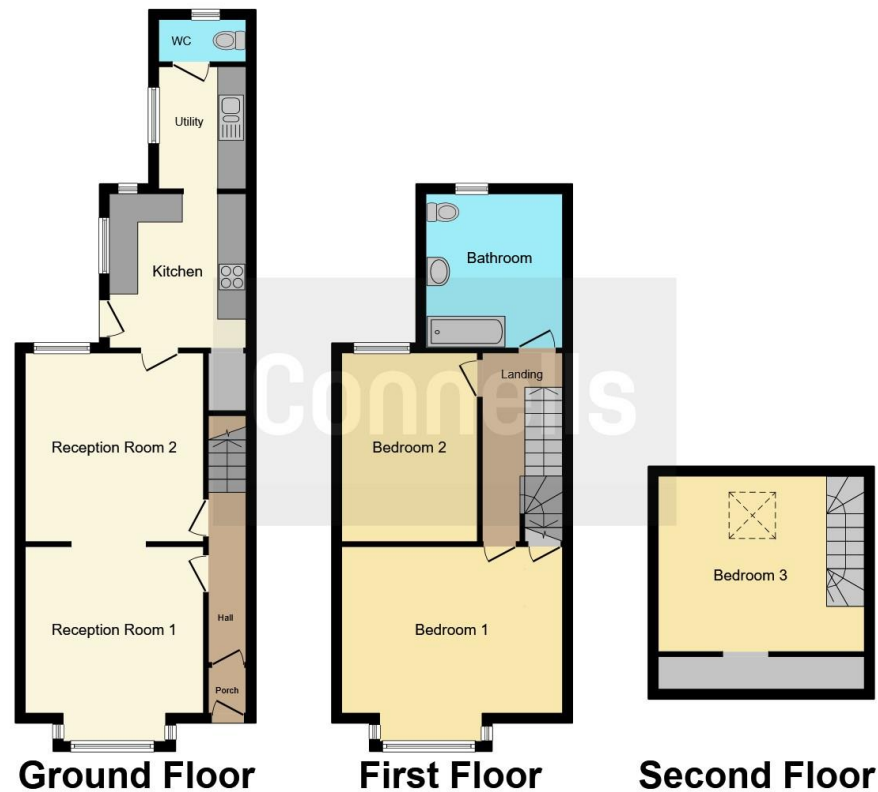
Outside Rear

Black granite paving with gravelled area and white pebbled borders, pergola with two grape vines above, steps with rail leading to a further patio area with a variety of mature fruit trees and plants, central paved path leading to a rear decking areas, three composite sheds.









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: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333191



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: WVH333191 - 0004