



Connells

Rookery Lane
Penn Wolverhampton

Rookery Lane Penn Wolverhampton WV2 4PU

for sale offers in excess of
£350,000



Property Description

This spacious and characterful 1920's detached bungalow is set on a large corner plot in one of Wolverhampton's desirable leafy streets, close to excellent local primary and secondary schools, and just a short distance from the city centre. The property also enjoys easy access to the West Midlands countryside, canal walks, and open green spaces - offering the perfect balance of suburban convenience and outdoor lifestyle opportunities.

The property benefits from:

A generous plot with potential for further development (subject to planning) - ideal for creating a larger family home or even multiple dwellings.

A spacious layout with plenty of natural light, offering versatility for modern living.

A beautiful mature front garden providing privacy and kerb appeal.

A newly created large driveway with ample parking.

Stylish real oak wood flooring in a cottage-style design, enhancing the charm and character of the home.

This bungalow has been a much-loved home for raising a family and would equally suit those looking for a peaceful retreat in later life. It offers an exciting opportunity for:

A new family seeking a spacious, character-filled home close to great schools.

Elderly buyers wanting the convenience of single-level living in a tranquil setting.

A developer or investor looking to unlock the potential of the generous corner plot.

Lovingly maintained with thoughtful updates, the property is ready for its next chapter. Whether as a family

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.

Entrance Porch

Double glazed door to front, stain glass door leading to the hallway.

Hallway

Stain glass door to entrance porch, solid wood flooring, doors to various rooms.

Lounge

13' 2" x 14' 7" (4.01m x 4.45m)

Double glazed bay window to front, door to entrance hall, door to side garden, radiator.

Dining Room

12' 5" x 10' (3.78m x 3.05m)

Double glazed window to side, door to kitchen, door to entrance hall, radiator.

Breakfast Kitchen

13' 6" max x 12' 6" (4.11m max x 3.81m)

Range of wall and base units with double glazed window to rear, double glazed window to side, door to side entrance porch, range of stylish wall and base units with space for various appliances, door to dining room.

Family Bathroom

Double glazed window to side, low flush toilet, pedestal sink, panelled bath, door to entrance hall.

Downstairs Wc

Wash hand basin, low flush toilet.

Bedroom One

12' 9" x 14' 10" (3.89m x 4.52m)

Double glazed window to side, radiator, door to entrance hall.

Bedroom Two

13' 2" x 14' 10" (4.01m x 4.52m)

Double glazed bay window to side, radiator, door to entrance hall.

Bedroom Three

9' 2" x 10' 9" (2.79m x 3.28m)

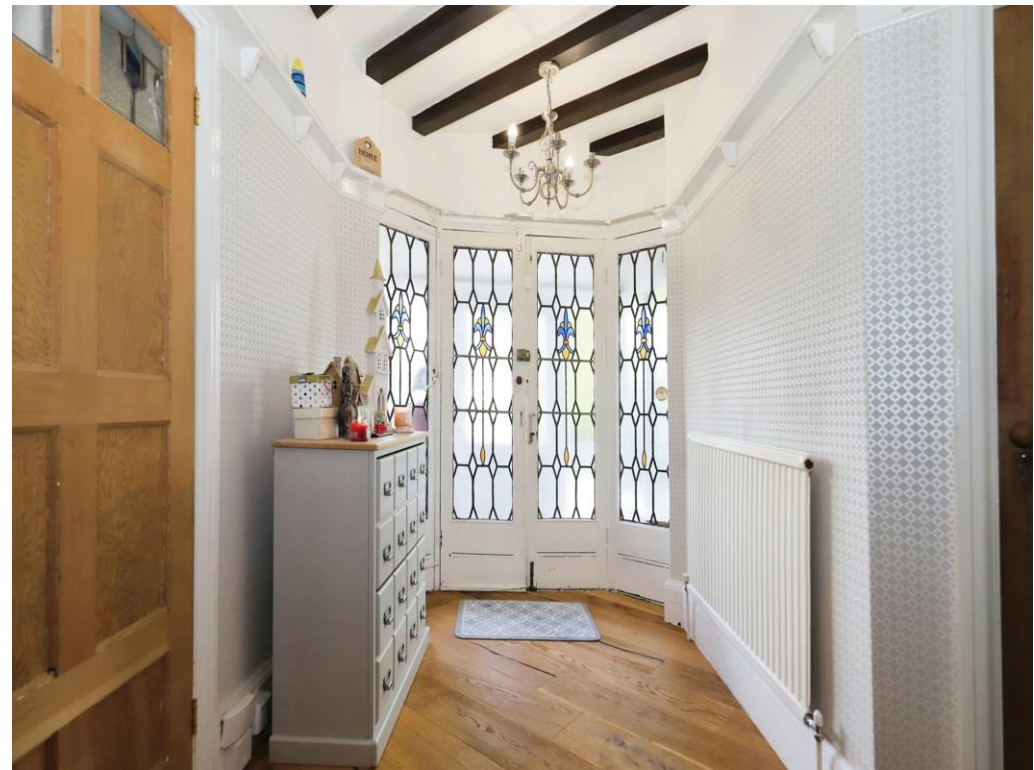
Double glazed window to side, double glazed window to front, radiator, door to entrance hall.

Outside Front

Large highly manicured front garden area with feature steps leading to the driveway, large side concrete print driveway offering ample off road parking which has side gated access to the rear garden.

Outside Rear

Enclosed rear garden, with panelled fencing as well as lawned area.









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

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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