



**Connells**

Westbourne Road  
Penn Wolverhampton



Westbourne Road  
Penn Wolverhampton WV4 5UN

for sale offers in the region of  
**£195,000**



### Property Description

Connells Wolverhampton are delighted to bring to the market this attractive and well presented two bedroom mid terrace property in a popular residential location. Benefiting from having an abundance of space, the property should be viewed in order to fully understand and appreciate.

The property comprises of entrance porch, lounge, dining room, large extended kitchen and downstairs wc. On the first floor there are two spacious bedrooms and bathroom. Externally there is courtyard style garden to front and good size enclosed rear garden.

### The Location & Area

The property is conveniently located for easy access to Wolverhampton City centre which offers an extensive range of amenities, shops and supermarkets along with leisure facilities. The area itself benefits from close access to a good selection of highly regarded schools and universities.

### Dining Room

12' 1" x 11' 6" ( 3.68m x 3.51m )

Double glazed window to rear, stairs to first floor landing, central heating radiator, open to kitchen.

### Kitchen

16' 11" x 6' 7" ( 5.16m x 2.01m )

Double glazed window to rear and size, a range of wall and base units, space for various appliances, open to dining room.



### Entrance Porch

Door to front, door to lounge.

### Lounge

12' 7" x 11' 1" ( 3.84m x 3.38m )

Double glazed window to front, central heating radiator, door to downstairs wc.

### Downstairs Wc

Low flush toilet, wash hand basin, door to lounge.

## First Floor Landing

Doors to various rooms.

## Bedroom One

12' 4" x 12' ( 3.76m x 3.66m )

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

## Bedroom Two

12' 4" x 9' ( 3.76m x 2.74m )

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

## Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, central heating radiator, boiler cupboard, door to first floor landing.

## Outside Front

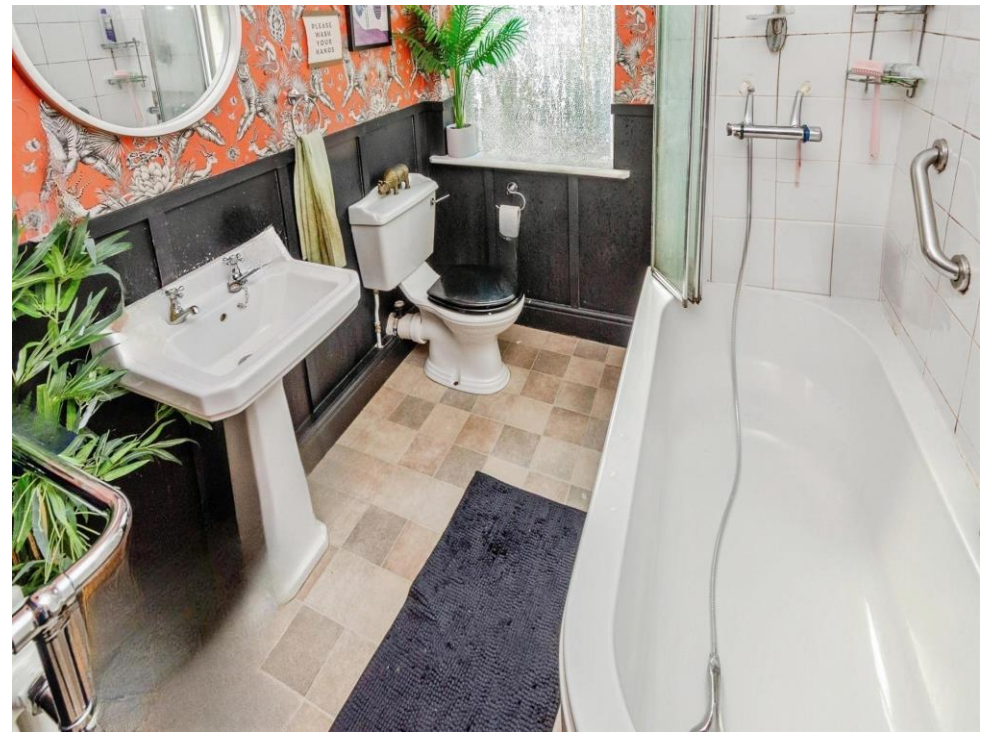
Courtyard style frontage.

## Outside Rear

Good size enclosed rear garden, side shared access.















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)

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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333464](http://connells.co.uk/Property/WVH333464)**



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