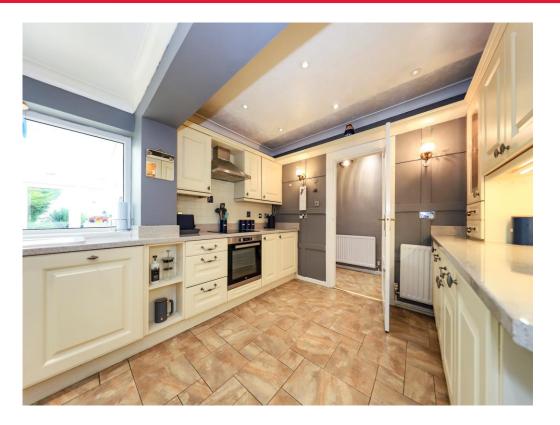


Connells

Trimpley Gardens
Penn Wolverhampton

# Trimpley Gardens Penn Wolverhampton WV4 5PG







# **Property Description**

Connells Wolverhampton are delighted to bring to the market this attractive and well presented three bedroom detached bungalow in a popular cul-de-sac location. Benefiting from an abundance of internal space, this property must be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, generous lounge, entertainment style kitchen diner, utility, conservatory, three well proportioned bedrooms and modern fitted shower room. Externally there is driveway to front with large garden and a generous enclosed rear garden.

### The Location & Area

Set to the south of Wolverhampton City Centre in the highly regarded, established and desirable Penn area just off the A449 route ideally placed for easy access to numerous local shops and restaurants along the A449 whilst also having the benefits of the numerous local schools.

#### **Entrance Porch**

Double glazed door to side, door to entrance hall.

#### **Entrance Hall**

Door to porch, doors to various rooms, storage cupboard.

## Lounge

9' 9" x 20' 4" ( 2.97m x 6.20m )

Two double glazed bow windows to front, two central heating radiators, fireplace, door to entrance hall.

#### Kitchen Diner

10' 4" x 15' 8" ( 3.15m x 4.78m )

A range of stylish wall and base units with inset oven, hob and extractor, inset sink, space for various appliances, space for dining table and chairs. feature Travertine tiled wall, central heating radiator, door to Bedroom Three, door to utility room.

# Utility

10' 2" x 7' 9" ( 3.10m x 2.36m )

Plumbing for a washing machine, french doors to garden, double glazed windows, door to kitchen diner.

# Conservatory

8' x 18' 11" ( 2.44m x 5.77m )

Double glazed windows, door to side.

### **Bedroom One**

9' 11" x 10' 1" ( 3.02m x 3.07m )

Sliding door to conservatory, central heating radiator, door to entrance hall.

# **Bedroom Two**

11' 11" x 9' 9" ( 3.63m x 2.97m )

Sliding door to conservatory, central heating radiator, door to entrance hall.

# **Bedroom Three**

13' 10" x 7' 9" ( 4.22m x 2.36m )

Double glazed bay window to front, central heating radiator, door to kitchen diner.

# **Shower Room**

Double glazed window to rear, shower cubicle, low flush wc, wash hand basin, heated towel rail, door to entrance hall.

### **Outside Front**

Manicured lawned area to front, a range of plants, trees and shrubs, gated access for vehicles and pedestrians.

# **Outside Rear**

Paved pathway with wrought iron gates leading to an enclosed rear garden, lawned area, panelled fencing, matures plants, trees and shrubs, timber shed included in the sale.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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: D Council Tax Band: D

view this property online connells.co.uk/Property/WVH333704







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.