



**Connells**

Elm Dale Road  
Penn Wolverhampton





### Property Description

This fantastic three/four bedroom property situated in the popular area of Penn. Located in a cul-de-sac this property is an ideal family home.

Externally there is parking to front and generous rear garden which is perfect for entertainment and families. Internally there is entrance porch, entrance hall, two reception rooms, extended modern fitted kitchen with large entertainment breakfast bar/island area and potential ground floor Bedroom with separate wc. To the first floor there are three good size bedrooms and large family bathroom.

### The Location & Area

Situated just off the popular Mount Road on Elm Dale Road sits close by the A449 Penn Road which offers fantastic transport links to Wolverhampton and surrounding areas. Nearby is a range shops, bars, restaurants and other useful facilities including fantastic parks and notable schools.

### Entrance Porch

UPVC door to front, double glazed door to entrance hall.

### Entrance Hall

Double glazed door to front, doors to various rooms, stairs to first floor, under stair storage, central heating radiator.

### Reception Room One

14' into bay x 12' ( 4.27m into bay x 3.66m )  
Double glazed bay window to front, central heating radiator, gas fire, door to entrance hall.

### Lounge

18' x 11' ( 5.49m x 3.35m )  
Double glazed french doors to rear, two central heating radiators, gas fire, two ceiling fans, door to entrance hall.

### Kitchen

14' x 15' ( 4.27m x 4.57m )  
Double glazed door and window to rear, a range of wall and base units, freestanding breakfast bar/island, integrated dishwasher, gas hob, electric oven, extractor fan, central heating boiler, fridge freezer, spotlights, door to entrance hall, door to potential Bedroom Four.

### Potential Bedroom Four

6' x 10' ( 1.83m x 3.05m )  
Double glazed window to front, door to kitchen, door to separate wc.

### Separate Wc

Low flush wc, extractor fan, vanity sink unit.



## First Floor Landing

Double glazed window to side, loft access,  
Doors to various room

## Bedroom One

10' x 11' ( 3.05m x 3.35m )

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

## Bedroom Two

11' x 12' ( 3.35m x 3.66m )

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

## Bedroom Three

7' x 9' ( 2.13m x 2.74m )

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

## Family Bathroom

Double glazed window to rear, L shaped  
panelled bath with mixer shower with waterfall  
head, low flush wc, central heating radiator,  
pedestal sink, part tiled walls, door to landing.

## Outside Rear

Large patio area, brick built wall leading to a  
large lawned area, panelled fences.

## Outside Front

Tarmac drive providing off road parking.

## Agent Note

Please confirm the usage of potential  
Bedroom Four regarding permissions before  
incurring any costs.











To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

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