



Connells

Park Hall Road
Penn Wolverhampton



Property Description

Samuel Thornework from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this three bedroom, link detached family home boasting no onward chain and is situated in the popular Goldthorn Park area.

Internally the property comprises of having a porch leading to an inviting entrance hallway, access to ground floor wc, lounge and kitchen/ dining room. The garage has been converted to allow for a study room, ground floor shower room and storage space. On the first floor there are three bedrooms and a family bathroom. Externally to the front there is off road parking for ample vehicles whilst the rear has a paved rear garden with lawn.

Viewings are highly recommended to appreciate the accommodation on offer, call the Connells Wolverhampton branch today to book you viewing.

Location And Area

Set to the south of Wolverhampton City Centre placed in the Goldthorn Park area with numerous local parks and schools, easy access to Penn Common and Birmingham New Road. Having local supermarkets nearby.

Approach

Set back from the roadside behind off road parking for ample vehicles with access to the main accommodation.

Porch

Window to rear, cloak cupboard, radiator, loft access, ceiling light point, double glazed window to front.

Entrance Hallway

Stairs to first floor, radiator, ceiling light point, doors to ground floor wc, lounge and kitchen/ dining room and study room.

Ground Floor Wc

Low flush wc, ceiling light point, radiator, wall mounted wash hand basin, tiled walls, double glazed window to front.

Lounge

Double glazed window to rear, two ceiling light points, radiator, doors to rear garden, kitchen and hallway.

Kitchen

Matching wall and base units with one and a half stainless steel sink drainer with mixer tap, breakfast bar, integrated oven, four ring gas hob with extractor hood above, partly tiled walls, plumbing point for dishwasher, radiator, double glazed window to rear, doors to rear garden, hallway, lounge and shower room.

Shower Room

Shower cubicle, wash hand basin, ceiling light point, loft access, radiator, partly tiled walls and double glazed window to side.

Storage Area

Doors to driveway, ceiling light point, door to shower room.

Study Room

Window to front, ceiling light point, radiator.

First Floor Landing

Double glazed window to side, loft access, ceiling light point.

Bedroom One

Two double glazed windows to front, built in cupboard housing wall mounted boiler, ceiling light point, fitted wardrobes and radiator.

Bedroom Two

Double glazed window to rear, radiator, ceiling light point, fitted wardrobes.

Bedroom Three

Double glazed window to rear, radiator, ceiling light point, fitted wardrobes.

Bathroom

Panelled bath with shower attachment, low flush wc, wash hand basin unit, tiled walls, ceiling light point, heated towel rail, double glazed window to side.

Outside Rear

Paved patio with walling and steps to the lawn, outside tap point, gravel boards, timber fencing, outside shed.









Ground Floor

First Floor

Total floor area 117.3 m² (1,263 sq.ft.) approx

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.propertybox.io

Connells

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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334209



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: WVH334209 - 0003