



**Connells**

Westbourne Road  
Penn Wolverhampton



### Property Description

A three bedroom detached home in the popular residential area of Penn, close to local amenities and schools with fantastic transport links to Wolverhampton City centre and is an ideal family home. The property has potential for extension subject to the usual planning permission and building regulations consent.

To the ground floor is an entrance hall, lounge, separate dining room and breakfast kitchen. To the first floor there are three bedrooms and family bathroom. Externally there is a well maintained family garden to rear.

### 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.

### Entrance Hall

Door to front, double glazed window to front, staircase leading to first floor, wooden panelling to walls, useful cupboard extending under the stairs, doors to lounge, dining room and kitchen.

### Lounge

14' 4" x 11' 8" ( 4.37m x 3.56m )

Double glazed french doors leading to the rear garden, central heating radiator, TV aerial point, door to hall.

### Dining Room

11' 4" x 11' 4" max into bay ( 3.45m x 3.45m max into bay )

Feature double glazed bay window to front, open fireplace, picture rail, central heating radiator.

### Breakfast Kitchen

15' 4" x 8' 3" ( 4.67m x 2.51m )

Double glazed window to side and rear, Velux window to roof, comprehensive range of wall and base units, inset bowl and half sink unit, working surfaces, built-in hob and oven with cooker hood, plumbing for washing machine and dishwasher, tiled floor, underfloor heating, lighting concealed unit wall cupboard, double glazed door to rear garden,

## First Floor Landing

Doors to various rooms.

## Bedroom One

12' 9" x 11' 7" ( 3.89m x 3.53m )

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

## Bedroom Two

Irregular Shaped Room 11' 1" max x 9' 8" (3.38m max x 2.95m)

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

## Bedroom Three

9' 8" x 6' 6" ( 2.95m x 1.98m )

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

## Family Bathroom

Double glazed window to side, panelled bath with separate shower cubicle, wash hand basin set in a vanity unit, heated towel rail, ceramic tiled floor, access to loft.

## Outside Front

Gravelled fore garden and driveway affording off road parking, access to double gates leading to rear.

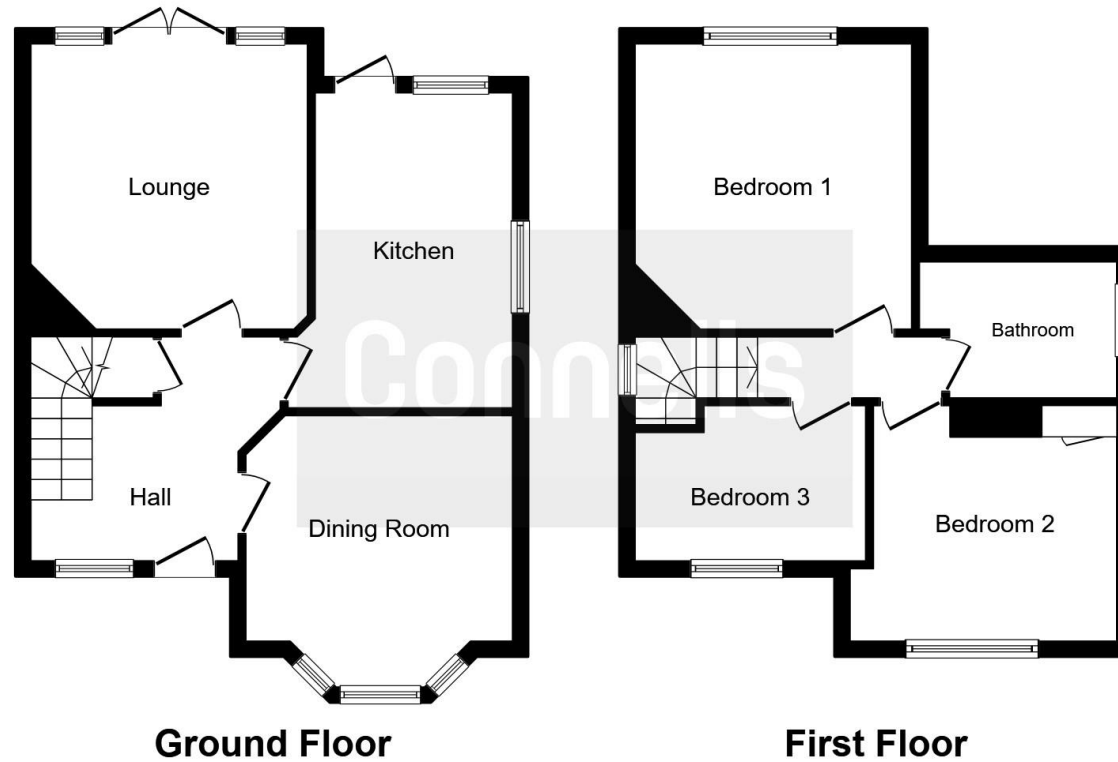
## Outside Rear

Enclosed rear garden with planted borders, shed, outside tap, power point.









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**EPC Rating: D**

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Tenure: Freehold



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