



**Connells**

Scott Avenue  
Penn Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this extended four bedroom semi-detached family home situated in a popular cul-de-sac location in Penn.

Internally the property comprises entrance hall, spacious dining room, spacious through lounge diner, kitchen with sitting area, adjoining study room, ground floor wc, garden room with bar area and Moroccan fire place with log burner, spacious garage. On the first floor there are four generous sized bedrooms, generously sized bathroom with Jacuzzi bath and separate shower cubicle. Externally there is off road parking to front for ample vehicles, well presented rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Entrance Hallway

Radiator, storage cupboards, stairs to first floor, doors to various rooms.

### Lounge/ Dining Room

23' 2" max x 11' 2" max ( 7.06m max x 3.40m max )

Double glazed window to front, two radiators, five wall lights.

### Kitchen/ Sitting Area

29' x 14' 5" ( 8.84m x 4.39m )

Two double glazed windows to rear, matching wall and base units with sink and drainer, mixer tap, breakfast bar, integrated dishwasher, gas cooker point, extractor fan, radiator, log burner style gas fire, doors to various rooms.

### Location And Area

Situated in the popular area of Penn just a short distance from the A449 Penn Road. Located nearby are a range of parks, bars, restaurants, dentists, doctors and other useful facilities.

### Ground Floor Wc

Wash hand basin, mixer tap, extractor fan, door to kitchen and garage.

### Study

8' 9" x 6' 10" ( 2.67m x 2.08m )

French doors to rear garden, door to kitchen/ sitting room.

### Approach

Off road parking to front for ample vehicles.



### Garden Room

14' 1" x 11' 7" ( 4.29m x 3.53m )

Bar area, tap point, bespoke shutters, power supply, shelter area, Moroccan fireplace with log burner, access to rear garden.

### First Floor Landing

Loft access, radiator, doors to various rooms.

### Bedroom One

13' 7" max x 10' 10" max ( 4.14m max x 3.30m max )

Double glazed window to front, radiator.

### Bedroom Two

11' max x 10' 4" max ( 3.35m max x 3.15m max )

Double glazed window to rear, radiator.

### Bedroom Three

11' x 11' ( 3.35m x 3.35m )

Double glazed window to front, radiator.

### Bedroom Four

7' x 6' 2" ( 2.13m x 1.88m )

Double glazed window to front, radiator.

### Bathroom

Jacuzzi bath with separate shower cubicle, low flush wc, wall mounted was hand basin, bidet, heated towel rail, spotlights, porcelain tiled walls, storage cupboard, two double glazed windows to rear.

### Outside Rear

Steps to a paved patio area and lawn, outside tap point, side gate, wooden shed with sauna area.

### Garage

19' 3" x 14' 5" ( 5.87m x 4.39m )

Electric roller shutter door, work bench, wall mounted boiler, Belfast sink with work tap, plumbing point for washing machine, doors to rear garden and ground floor wc.









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: C

Tenure: Freehold

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