



**Connells**

Hollybush Lane  
Penn Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this traditional three bedroom semi detached family property in a popular residential location. Benefiting from NO ONWARD CHAIN and having an abundance of external space, this property should be viewed in order to fully appreciate. Call Connells today to book a viewing.

The property comprises entrance hall, lounge, dining room, kitchen, three bedroom and family bathroom. Externally there is large driveway and generous rear garden.

### The Location & Area

Situated just off the main Penn Road offering fantastic commuting access to Wolverhampton City centre, Stourbridge, Kidderminster and many other close areas. There is a wonderful selection of schooling nearby along with local shops on the Penn Road.

### Entrance Hall

Double glazed door to front, doors to various rooms, stairs to first floor landing.

### Lounge

12' 2" x 9' 10" ( 3.71m x 3.00m )  
Double glazed window to front, central heating radiator, door to entrance hall.

### Dining Room

12' 2" x 9' 9" ( 3.71m x 2.97m )  
Double glazed door to rear garden, central heating radiator, door to entrance hall.

### Kitchen

8' 7" x 6' 2" ( 2.62m x 1.88m )  
Double glazed window to rear, a range of wall and base units, space for various appliances, door to side, door to entrance hall.

### First Floor Landing

Doors to various rooms.

### Bedroom One

12' x 9' 11" ( 3.66m x 3.02m )  
Double glazed window to rear, central heating radiator, door to first floor landing.

### Bedroom Two

12' 2" x 9' 10" ( 3.71m x 3.00m )  
Double glazed window to front, central heating radiator, door to first floor landing.

### Bedroom Three

9' 2" x 6' 3" ( 2.79m x 1.91m )  
Double glazed window to rear, central heating radiator, door to first floor landing.

### Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, central heating radiator, door to first floor landing.

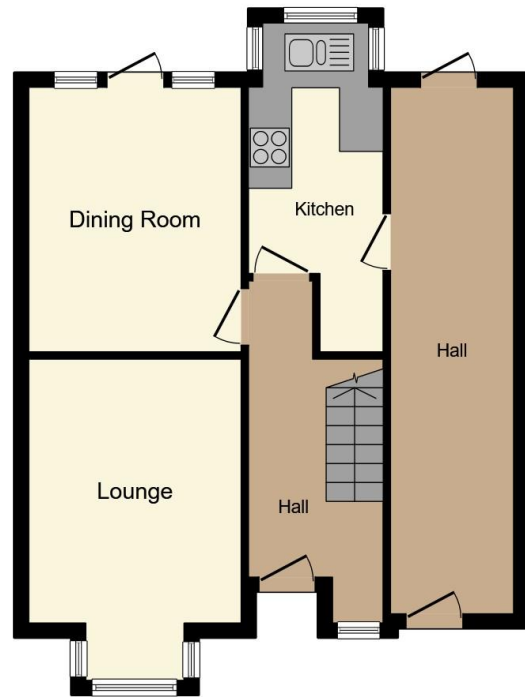
### Outside Front

Gravelled driveway to front providing off road parking, panelled fencing.

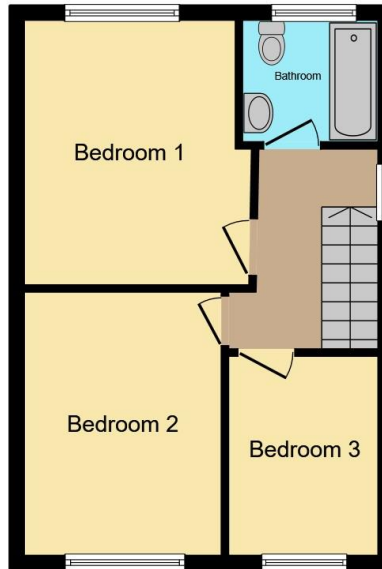
### Outside Rear

Good size enclosed rear garden, lawned area, panelled fencing.





**Ground Floor**



**First Floor**

Total floor area 89.9 m<sup>2</sup> (968 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01902 710 170**

**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax Band: B

**view this property online [connells.co.uk/Property/WVH331295](http://connells.co.uk/Property/WVH331295)**

Tenure: Freehold



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH331295 - 0004