



Connells

FOR SALE

Connells

Coton Road  
Penn Wolverhampton



## Property Description

The Award Winning Connells Wolverhampton branch is delighted to bring to the market this extensively extended FIVE/SIX BEDROOM detached family home situated in a popular cul-de-sac in the area of Penn. Viewing is highly recommended and would be ideal for a growing family looking to the living in a popular location with schools, transport link and amenities close by.

Internally the porch comprises of porch leading to an inviting entrance hallway, access to ground floor wc, spacious through lounge dining room and kitchen. From the kitchen you will be able to access garage and an adjoining sitting room which has the potential to an office or potential Bedroom Six with added benefit of having its own ground floor shower room. Venturing upstairs you will find five generous size bedrooms, two en-suite shower room and family bathroom. Outside to the front is concrete print driveway provide off road parking and a low maintenance rear garden.

## The Location & Area

Set in a cul de sac location to the south of Wolverhampton City Centre in the Penn area with easy access to Penn Common and Penn Hospital, numerous local shopping facilities and eateries can be found along the nearby Penn Road.

## Approach

Set back from roadside behind a concrete print driveway and gravelled area with access to the main accommodation.

## Porch

Double glazed windows, door to entrance hall.

## Entrance Hall

Door to porch, central heating radiator, stairs rising to first floor, doors to various rooms.

## Ground Floor Wc

Double glazed window to front, low flush wc, vanity wash hand basin, central heating radiator, tiled walls.

## Lounge Diner

29' 6" max x 10' 10" max ( 8.99m max x 3.30m max )

Double glazed window to front, gas fireplace, two central heating radiator, patio doors to rear garden.

## Kitchen

13' 7" x 10' 11" ( 4.14m x 3.33m )

Matching wall and base units with stainless steel double sink with drainer, integrated double oven, five ring gas hob with extractor hood, plumbing for dishwasher, pantry, wall mounted boiler, tiled walls, ceiling spotlights, double glazed window to rear, door to entrance hall and garage.

## Sitting Room/ Office/ Bed 6

17' 7" x 8' 6" ( 5.36m x 2.59m )

Double glazed window to rear, central heating radiator, wall lights, doors to garden and garage.

### Ground Floor Shower Room

Double glazed window to rear, shower cubicle, was hand basin, low flush wc, central heating radiator, tiled walls, extractor fan.

### First Floor Landing

Loft access, storage cupboard, doors to various rooms.

### Bedroom One

17' 3" max x 11' 2" max ( 5.26m max x 3.40m max )

Double glazed window to rear, central heating radiator, door to en-suite.

### En-Suite

Shower cubicle, vanity wash hand basin with wc, tiled walls, heated towel rail, spotlights, extractor fan.

### Bedroom Two

12' 10" x 8' 6" ( 3.91m x 2.59m )

Double glazed window to rear, central heating radiator, door to en-suite.

### En-Suite

Double glazed window to front, shower cubicle, vanity wash hand basin with wc, tiled walls, heated towel rail, spotlights, extractor fan.

### Bedroom Three

12' 2" x 10' 10" ( 3.71m x 3.30m )

Double glazed window to front, fitted wardrobes, dressing table, central heating radiator.

### Bedroom Four

10' 10" x 9' 8" ( 3.30m x 2.95m )

Double glazed window to rear, central heating radiator.

### Bedroom Five

10' 10" x 5' 11" ( 3.30m x 1.80m )

Double glazed window to front, central heating radiator.

### Family Bathroom

Double glazed window to side, bath with shower attachment, vanity wash hand basin with wc, heated towel rail, tiled walls, spotlights, extractor fan

### Outside Rear

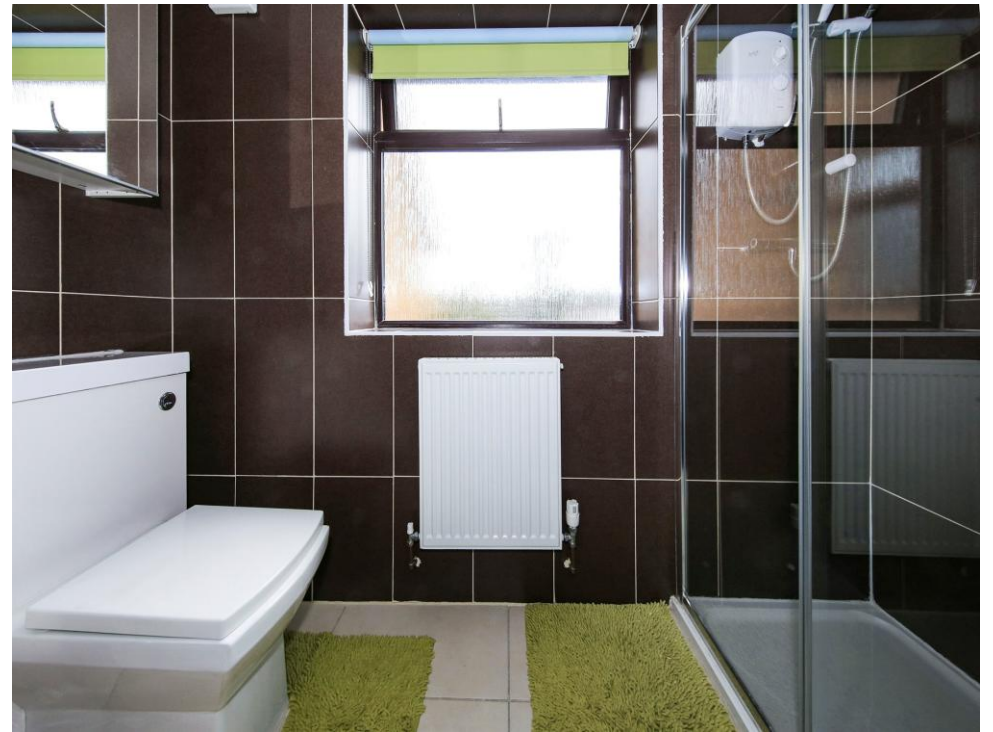
Paved patio area with dwarf walling and lawn.

### Garage

17' 9" x 8' 6" ( 5.41m x 2.59m )

Electric up and over door, central heating radiator, spotlights, door to kitchen and sitting room/office/Bedroom 6.









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: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331445](http://connells.co.uk/Property/WVH331445)**



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