



**Connells**

Woodfield Avenue  
Penn Wolverhampton



### Property Description

Connells Wolverhampton have the delight to bring to the market this spacious and traditional bedrooms family property in a popular residential location.

The property comprises of entrance porch, entrance hall, lounge, dining room, kitchen, breakfast room and a downstairs wetroom. On the first floor there are four bedrooms and a family bathroom.

Externally to the property there is a courtyard style garden to front, side gated access and a good sized enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Set to the south of Wolverhampton City Centre in the sought after Penn area just off Penn Road with highly regarded local schools and easy access to Penn Common. Numerous local shops and eateries can be found along the A449 route.

### Entrance Porch

Double glazed door to front, part tiled walls, door to entrance hall.

### Entrance Hall

Double glazed door to front, radiator, stairs access, understairs storage, doors to various rooms.

### Lounge

14' 8" x 12' 2" ( 4.47m x 3.71m )

Double glazed bay window to front, radiator, feature coving, picture rail, tall traditional style skirting, gas fireplace, door to entrance hall.

### Dining Room

12' x 11' ( 3.66m x 3.35m )

Double glazed window to side, double glazed door to rear, radiator, electric panel heater, feature coving, picture rail, door to entrance hall.

### Breakfast Room

12' x 11' 5" ( 3.66m x 3.48m )

underfloor heating, radiator, double glazed window to side, doors to entrance hall and kitchen.

### Kitchen

13' 8" x 11' 4" ( 4.17m x 3.45m )

Double glazed window to side, double glazed door to side, radiator, range of wall and base units, plumbing for washer, space for a tumble dryer, space for gas oven, integrated extractor, radiator, space for fridge freezer, door to downstairs wc, one and a half stainless steel drainer sink, boiler, tiled floor.

### Downstairs Wetroom

Double glazed window to side, radiator, wash hand basin, low flush toilet, electric shower.

## First Floor Landing

Large gallery landing, doors to various rooms.

## Bedroom One

11' 4" x 10' 9" ( 3.45m x 3.28m )

Double glazed window to front, radiator, door to landing.

## Bedroom Two

12' x 10' 11" ( 3.66m x 3.33m )

Double glazed window to rear, radiator, door to landing.

## Bedroom Three

6' 8" x 11' 6" ( 2.03m x 3.51m )

Double glazed window to rear, radiator, door to landing.

## Bedroom Four

8' 4" x 6' 5" ( 2.54m x 1.96m )

Double glazed window to front, radiator, door to landing.

## Family Bathroom

Double glazed window to side, panelled bath, low flush toilet, vanity sink, heated towel rail, spotlights, part tiled walls and floor, door to landing.

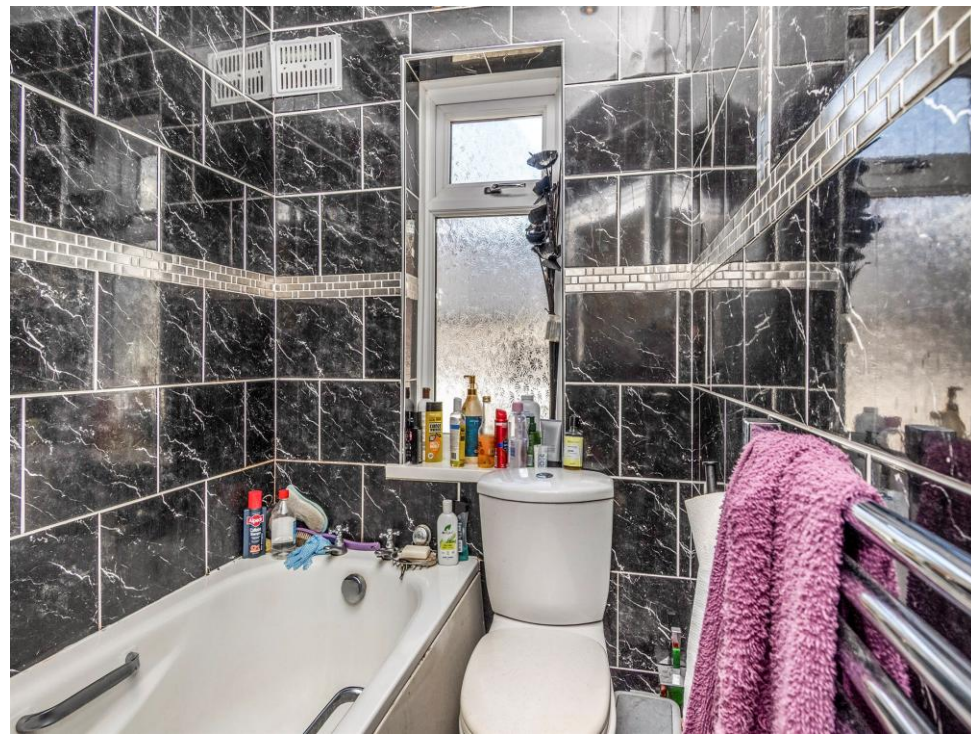
## Outside Front

Paved courtyard style area.

## Outside Rear

Indian sandstone patio, side gated access, panelled fencing, lawned garden.









**Ground Floor**

**First Floor**

Total floor area 128.0 m<sup>2</sup> (1,378 sq.ft.) approx

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EPC Rating: D Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335510](http://connells.co.uk/Property/WVH335510)**



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