



**Connells**

Duke Street  
Penn Fields Wolverhampton



## Property Description

Connells Wolverhampton bring to the market this four bedroom semi detached family property in a popular residential location. Benefiting from NO ONWARD CHAIN this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, downstairs wc, lounge, sitting room, dining room and kitchen. On the first floor there are three bedrooms, family bathroom and dressing area. On the top floor there is a further loft bedroom. Additionally the property benefits from a cellar, ideal for conversion subject to necessary permissions. Externally there is a courtyard style garden to front & a generous enclosed rear garden.

## The Location & Area

Just a stone's throw away from Wolverhampton City centre and metro links, there are also a fantastic selection of bus routes to Wolverhampton, Willenhall and Walsall nearby.

## Entrance Hall

Door to front, stairs to first floor landing, doors to various rooms.

## Lounge

13' 9" x 13' 10" ( 4.19m x 4.22m )  
Double glazed window to front, central heating radiator, door to entrance hall.

## Sitting Room

13' 10" x 11' 8" ( 4.22m x 3.56m )  
Double glazed window to rear, central heating radiator, door to entrance hall.

## Dining Room

14' 8" x 9' 5" ( 4.47m x 2.87m )  
Double glazed window to side, double glazed door to side, door to entrance hall, door to kitchen.

## Kitchen

14' 2" x 9' 3" ( 4.32m x 2.82m )  
Double glazed window to side, a range of wall and base units, inset oven, space for various appliances.

## Downstairs Wc

Low flush toilet, wash hand basin, heated towel rail.

## First Floor Landing

Doors to various rooms.

## Bedroom One

13' 2" x 11' 9" ( 4.01m x 3.58m )

Double glazed window to front, central heating radiator, door to first floor landing.

## Bedroom Two

13' 10" x 11' 8" ( 4.22m x 3.56m )

Double glazed window to rear, central heating radiator, door to first floor landing.

## Bedroom Three

9' 5" x 7' 3" ( 2.87m x 2.21m )

Double glazed window to front, central heating radiator, door to first floor landing.

## Dressing Room

7' 5" x 9' 7" ( 2.26m x 2.92m )

Leading to bathroom.

## Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, storage cupboard, door to first floor landing.

## Loft Bedroom Four

19' 5" max x 8' 6" ( 5.92m max x 2.59m )

Window to side, stairs to first floor landing.

## Outside Front

Courtyard style garden to front and side.

## Outside Rear

Enclosed rear garden ideal for families.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.









Total floor area 199.7 m<sup>2</sup> (2,150 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

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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332835](http://connells.co.uk/Property/WVH332835)**



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.

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