



**Connells**

Leighton Road  
Penn Wolverhampton



### Property Description

Connells Wolverhampton offer for sale this extended family home with no upward chain.

A versatile three bedroom semi detached property in a sought after location.

Property has been extended to rear boasting spacious living as well as being recently redecorated throughout.

Ground floor has, entrance hallway, two reception rooms, conservatory, kitchen and utility, downstairs shower room, garage converted to room which could be a ground floor 4th bedroom or useful study room.

First floor has landing, three bedrooms, bathroom and loft access.

Outside has a large rear enclosed garden & driveway for multiple vehicles.

Viewing is highly advised to appreciate the well presented property on offer!

### Location And Area

Set in the sought after Penn area to the south west of Wolverhampton City Centre with easy access to Penn Common, Penn Hospital and highly regarded local schools including St Bartholomew's Primary School.

### Storm Porch

Glazed door and window to front, glazed door and window to entrance hall.

### Entrance Hall

Alarm panel, central heated radiator, doors to various rooms.

### Lounge

13' 11" x 11' 11" ( 4.24m x 3.63m )

Double glazed window to front, central heated radiator, marble fireplace with feature gas fire, spotlights.

### Second Reception Room

20' 3" x 10' 11" ( 6.17m x 3.33m )

Double glazed patio doors and window to conservatory, spotlights, feature gas fire with marble surround.

### Kitchen

13' 5" x 10' ( 4.09m x 3.05m )

Double glazed window to rear, worksurfaces with sink drainer, plumbing space for domestic appliances, wall and base units, gas hob, electric oven, central heated radiator, access to utility, door to rear porch, door to bathroom.

### Utility

8' 11" x 6' 7" ( 2.72m x 2.01m )

Work surfaces, laminate flooring, central heated radiator, plumbing, space for domestic appliances, wall mounted boiler.

### Conservatory

11' 2" x 8' 10" ( 3.40m x 2.69m )

Glazed windows and doors, tiled flooring.



## First Floor Landing

Stairs to entrance hallway, doors to various rooms, double glazed window to side, loft access which is fully boarded and insulated.

## Bedroom One

14' 3" x 10' 11" ( 4.34m x 3.33m )

Double glazed window to front, central heated radiator, fitted wardrobe with sliding doors.

## Bedroom Two

12' 1" x 11' ( 3.68m x 3.35m )

Double glazed window to rear, central heated radiator, fitted wardrobe with sliding doors.

## Bedroom Three

10' 3" x 6' 1" ( 3.12m x 1.85m )

Double glazed window to front, central heated radiator, fitted wardrobe.

## Bathroom

Double glazed window to rear, bath with shower over, spotlights, tiling, wash hand basin, wc, extractor fan.

## Garage Conversion/ Study

Door to entrance hall, garage door to front, partition wall, power and lighting. This room could be used as a third reception room or ground floor fourth bedroom, stpp.

## Outside Front

Ample tarmacked driveway for ample off road parking.

## Outside Rear

Generous rear garden with lawned area, patio area, borders and shrubs, brick built storage shed and sun house.

## Agents Note

This property is fully alarmed with CCTV cameras and system installed included in the purchase price.









**Total floor area 138.1 m<sup>2</sup> (1,486 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: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334765](http://connells.co.uk/Property/WVH334765)**



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