



**Connells**

Hilston Avenue  
Penn Wolverhampton



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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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### Property Description

Samuel Thorneycroft from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this extended three bedroom semi detached family home situated in the popular area of Penn and boast NO ONWARD CHAIN. The property is available to purchase through the modern method of auction. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book your viewing.

Internally the property comprises of an inviting entrance hall leading to a front lounge with feature bay window, dining area, extended L shaped kitchen area. Heading upstairs you will find the property has three bedrooms, two of which are double and the first floor is completed by having a shower room. Outside to the front is ample off road parking access to garage for additional parking or storage options. To the rear is a generous size garden.

### The Location & Area

Set to the south west of Wolverhampton City Centre in the sought after Penn area with excellent local schooling. Easy access provided to Penn Common and Penn Hospital, local shopping facilities and eateries can be found on the A449 route.

### Entrance Hall

Radiator, ceiling light point, storage cupboard housing a single glazed window to the side, stairs rising to the first floor and doors leading into the lounge, dining room and extended kitchen area.

## Lounge

13' 4" max x 11' 3" max ( 4.06m max x 3.43m max )

Double glazed window to the front, picture rail, radiator, ceiling light point and gas fireplace.

## Dining Room

11' 4" max x 11' 4" max ( 3.45m max x 3.45m max )

Ceiling light point with fan, radiator, picture rail and open access to the extended L shaped kitchen.

## Extended L Shaped Kitchen

16' 5" max x 11' 8" max ( 5.00m max x 4.78m max )

Matching wall and base units with inset one and a half sink and drainer with mixer tap, plumbing point for washing machine, space for fridge freezer, space for a range style cooker with extractor hood above, partly tiled walls, ceiling light points, radiator, double glazed window to the rear, side door to the rear garden and double glazed sliding door to the rear garden, open access to the dining room and folding door to the entrance hallway.

## First Floor Landing

Ceiling light point, double glazed window to the side, loft access and doors leading to all bedrooms and shower room.

## Bedroom One

13' 10" max x 10' 5" max ( 4.22m max x 3.17m max )

Double glazed window to the front, ceiling light point, picture rail and radiator.

## Bedroom Two

11' 3" max x 10' 5" max ( 3.43m max x 3.17m max )

Double glazed window to the rear, radiator, picture rail and ceiling light point.

## Bedroom Three

7' 8" x 6' 4" ( 2.34m x 1.93m )

Double glazed window to the front, radiator and ceiling light point.

## Shower Room

Walk-in shower cubicle, low flush wc, wash hand basin unit, partly tiled walls, heated towel rail, ceiling light point and double glazed window to the rear and extractor fan.

## Outside Rear

Patio area with spacious lawn with flower boards and shrubbery, mature trees, timber sheds, additional composite shed and outside tap point and access to the garage.

## Garage

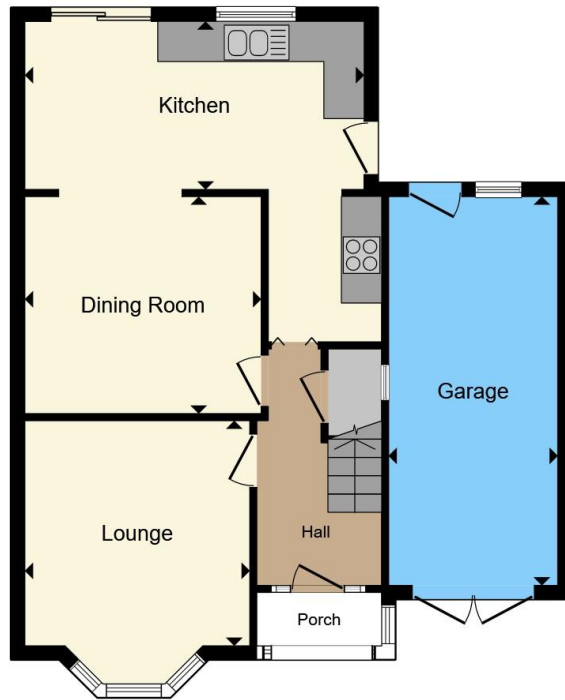
20' 7" x 7' 6" ( 6.27m x 2.29m )

Wall mounted boiler, double glazed window to the rear, lighting, door to the rear garden, power supply, single glazed windows to the side and double gated garage doors to the front.

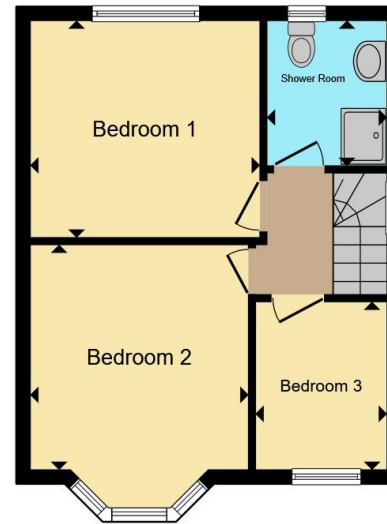








**Ground Floor**



**First Floor**

Total floor area 99.4 m<sup>2</sup> (1,070 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: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335550](http://connells.co.uk/Property/WVH335550)**



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