



**Connells**

Ryecroft Cottages Coton Road  
Penn Wolverhampton



## Property Description

Take a look inside this picturesque cottage, this delightful two bedroom character property sits down the end of a quaint cul-de-sac. Internally the property boasts many character features such as large feature fire place, exposed wooden beams throughout the attic room with far reaching views, a good sized bathroom, off road parking to front, shared side gated access which leads to a delightful and well maintained communal rear garden. This property needs to be viewed in order to fully appreciate this cute and characterful property.

## The Location & Area

Set in a cul de sac location at the end of the tree lined Sutherland Road 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.

## Entrance Porch

Double glazed window to side, double glazed door to front access, double glazed door to lounge.

## Lounge

12' 2" x 12' ( 3.71m x 3.66m )

Double glazed window to front, central heated radiator, access to stairs, under stair storage cupboard, door to kitchen, large feature fire place/ bakery oven.

## Kitchen

9' 9" x 6' 2" ( 2.97m x 1.88m )

Glazed window to rear, door to rear, range of wall and base units with roll top work surfaces, feature sink, gas hob with gas oven, space for washing machine, space for fridge freezer, plumbing for washing machine, door leading to lounge.

## First Floor Landing

Spiral staircase, doors to various rooms, door to spiral stairs to Bedroom One.

## Bedroom Two

12' 4" x 14' 7" ( 3.76m x 4.45m )

Double glazed window to front, central heated radiator, fitted wardrobes, storage cupboard, door to landing.

## Bedroom One

10' 3" x 12' 7" restricted head height ( 3.12m x 3.84m restricted head height )

Two Velux skylights, central heated radiator, access to stairs.

## Bathroom

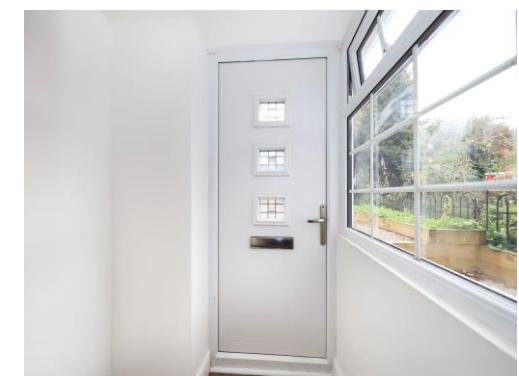
Panelled bath with electric shower over, low flush wc, pedestal sink, central heated radiator, double glazed window to rear.

## Outside Front

Large gravel driveway as well as planter beds with a range of plants, trees and shrubs, shared side gated access leading to rear garden.

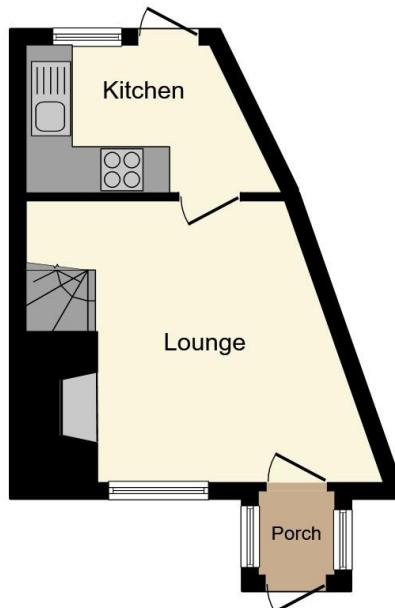
## Outside Rear

Shared rear garden with a range of mature plants, trees and shrubs, shared rear gated access.





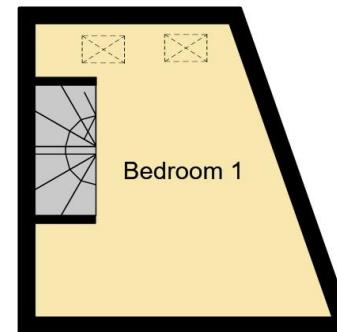




**Ground Floor**



**First Floor**



**Second Floor**

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)

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: E    Council Tax  
 Band: A

Tenure: Freehold

[check out more properties at connells.co.uk](http://checkoutmorepropertiesatconnells.co.uk)



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.

[See all our properties at www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: WVH333553 - 0003