



**Connells**

Copthorne Road  
Pennfields Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this exceptionally large and spacious traditional bay fronted family home in a popular residential location. Benefiting from no onward chain this property must be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall with recently refitted solid wood flooring, lounge, dining room, large kitchen. On the first floor there are four generous bedrooms and a separate family bathroom. Externally there is a large driveway to front and side, detached garage and large enclosed rear garden.

### Location And Area

Set to the South West of Wolverhampton City Centre, ideally placed for commuting via Wolverhampton rail station, within walking distance of numerous primary schools, catchments for sought after St Peters Collegiate Church of England School and Wolverhampton Girls High School

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Recently refitted parquet flooring, stairs access, doors to various rooms.

### Lounge

13' 5" x 13' 6" ( 4.09m x 4.11m )

Glazed bay window to front, storage bay area, gas fire, radiator, door to entrance hall.

### Dining Room

13' 6" x 13' 3" ( 4.11m x 4.04m )

Radiator, gas fire, glazed door to rear, door to entrance hall.

### Kitchen

18' 11" x 9' 2" ( 5.77m x 2.79m )

Range of wall and base units, space for various appliances, underfloor heating, sink.

### Utility

Window to rear, space for washing machine

### Downstairs Wc

Window to side, Low flush wc

## First Floor Landing

Doors to various rooms,

## Bedroom One

13' 6" x 13' 6" ( 4.11m x 4.11m )

Glazed window to front, fitted wardrobe, door to landing.

## Bedroom Two

13' 6" x 13' 3" ( 4.11m x 4.04m )

Glazed window to rear, radiator, fitted wardrobe, door to landing.

## Bedroom Three

7' 9" x 8' ( 2.36m x 2.44m )

Window to front, radiator, door to landing.

## Bedroom Four

9' 9" x 9' ( 2.97m x 2.74m )

Window to rear, radiator, door to landing.

## Bathroom

Wash hand basin, panelled bath, low flush toilet, door to landing.

## Detached Garage

19' 7" x 10' ( 5.97m x 3.05m )

Double doors to front, light and power.

## Outside Front

Large block paved driveway leading to the side offering ample off road car parking and an additional car port area.

## Outside Rear

Enclosed rear garden featuring a raised patio area with steps to a mature rear garden.

## Agents Note

Please note the frontages on Copthorne Road are protected by a conservation area, please seek your own legal advice prior to committing any funds to the purchase.









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

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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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