



Connells

Lyndhurst Road
Off Penn Road Wolverhampton

Lyndhurst Road Off Penn Road Wolverhampton WV3 0AA

for sale offers in excess of
£399,995



Property Description

Connells Wolverhampton are delighted to bring to the market this exceptionally large and spacious five bedroom villa style property in a popular residential location. Benefiting from an abundance of internal space and original character features, this property must be viewed in order to fully appreciate.

The property comprises of large entrance hall, generous family lounge, dining room, kitchen, breakfast room, pantry, wc, office, five bedrooms and family shower, Externally there are front and rear garden. There is also a delightful conservatory to the rear bedroom overlooking the rear garden.

The Location & Area

Set to the South West of Wolverhampton City Centre, ideally placed for commuting via Wolverhampton rail station, within a short distance of numerous schools to include St Peters Collegiate Church of England School and Wolverhampton Girls High School.

Entrance Porch

Door to front, door to entrance hall.

Entrance Hall

Door and windows to porch, Minton styled tiled floor, feature coving, picture rails, central heating radiator, stairs to first floor landing, storage cupboard, doors to various room.

Lounge

Bay window to front, two central heating radiators, stone fireplace, feature coving, picture rails, door to entrance hall.

Dining Room

French doors to rear with stained glass window above, central heating radiator, feature coving, picture rails, marble fireplace, door to entrance hall.

Downstairs Wc

Window to side, low flush wc, wash hand basin, door to entrance hall.

Breakfast Room

Window to side, door to entrance hall, central heating radiator, feature coving, picture rails, storage cupboards, tiled flooring, open to kitchen.

Kitchen

Window to side, wall and base units, stainless steel sink, space for various appliances. central heating radiator, door to rear storage area leading to rear garden.

First Floor Landing

Doors to various rooms, central heating radiator, stairs to second floor landing, understair storage.

Bedroom One

Bay window to front, fitted wardrobes, feature coving, picture rails, central heating radiator, door to first floor landing.

Bedroom Two

Window to rear, fireplace, picture rails, central heating radiator, fitted wardrobes, door to first floor landing.

Bedroom Three

Window to side, fitted cupboard, central heating radiator, door to first floor landing.

Bedroom Four

Double doors to conservatory, fitted wardrobe, central heating radiator, door to first floor landing.

Conservatory

Double glazed windows, double doors to Bedroom Four, double glazed door to stairs leading to garden.

Shower Room

Two windows to side, shower cubicle, wash hand basin, low flush toilet, heated towel rail, airing cupboard, door to first floor landing.

Second Floor Landing

Eaves storage, skylight, door to Bedroom Five.

Bedroom Five

Window to rear and side, two central heating radiators, eaves storage.

Outside Front

Dwarf wall to front, pathway to front, gate to side.

Outside Rear

Patio area, gravelled area, lawned, mature plants, trees and shrubs, steps leading to conservatory









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

To view this property please contact Connells on

T 01902 710 170
E 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/WVH332331



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH332331 - 0004