



Connells

Rosemary Crescent West
Penn Wolverhampton

Rosemary Crescent West Penn Wolverhampton WV4 5AN

for sale offers in the region of
£300,000



Property Description

Connells Wolverhampton are delighted to bring to the market this three bedroom semi detached family home being sold with NO UPWARD CHAIN. Offering fantastic potential and spacious living accommodation, the property is also located one of the Wolverhampton's most popular estates. Nearby to local amenities, bus routes and schooling alike, this property promises to be the ideal choice for families. Viewing is highly recommended to appreciate this family home, call Connells today to book your viewing.

Internally the property comprises a welcoming entrance hall leading to a 24ft through lounge diner and fitted kitchen. Upstairs there are three well proportioned bedrooms and wet room. Externally the property continues to impress with an ample concrete driveway to the front, garage area ideal for storage or conversion subject to relevant permissions and a generous rear garden to create your idyllic outdoor space.

Entrance Hall

Double glazed door to front with matching side panels, double glazed window to side, stairs to first floor landing, central heating radiator, storage cupboard.

Through Lounge Diner

24' 5" x 12' (7.44m x 3.66m)

Double patio doors to rear leading to garden, double glazed bay window, two central heating radiators, electric fireplace.

Kitchen

10' x 7' 10" (3.05m x 2.39m)

Two double glazed windows to rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, central heating radiator, double glazed door to rear giving access to the garden.



The Location & Area

The property has easy access to A449 and the Birmingham New Road for commuting links whilst being only a short distance from Wolverhampton City centre. There is also a wide range of schools.

First Floor Landing

Double glazed window to side, doors to various rooms.

Bedroom One

14' 2" x 12' (4.32m x 3.66m)

Double glazed window to front, central heating radiator.

Bedroom Two

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

Double glazed window to rear, central heating radiator.

Bedroom Three

8' 6" x 6' (2.59m x 1.83m)

Double glazed window to front, central heating radiator.

Wet Room

Double glazed window to rear, wc, wash hand basin, shower, central heating radiator, tiled walls.

Outside Front

Concrete driveway providing off road parking

Outside Rear

Gated side access, upper decking with canopy, lowered lawn, gravelled area and paving, outdoor tap with basin.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Ground Floor



First Floor

Total floor area 112.2 m² (1,208 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

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336009



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