



**Connells**

Mount Road  
Penn Wolverhampton



### Property Description

Connells Wolverhampton are thrilled to bring to the market this outstanding three bedroom detached family property in a popular residential location. Benefiting from an abundance of internal and external space, viewing is highly recommended to fully understand and appreciate. Call Connells today to book a viewing.

Internally the property comprises of entrance hall, lounge, dining room, kitchen and downstairs wc. On the first floor there are three spacious bedrooms and a family bathroom. Externally there is a detached garage to front, side lean to and glass conservatory to rear & large rear garden.

### The Location & Area

Situated on the ever popular Mount Road, this property benefits from fantastic commuter access links to Wolverhampton and further afield. Just a stone's throw from the A449 Penn Road which offers fantastic access into Wolverhampton and nearby shops, bars, restaurants, schools, parks, dentist and doctors.

### Grand Entrance Hall

Door to front, stairs to first floor landing, doors to various rooms.

### Lounge

Double glazed bay window to front, cetera heating radiator.

### Dining Room

13' x 11' ( 3.96m x 3.35m )  
Double glazed bay window, central heating radiator, door to entrance hall.

### Kitchen

9' 8" x 11' ( 2.95m x 3.35m )  
A range of wall and base units, space for various appliances, door to inner hall, door to garden

### Inner Hall

Door to garden, door to downstairs wc.

### Downstairs Wc

Low flush toilet.



### First Floor Landing

Double glazed window to side, doors to various rooms.

### Bedroom One

12' 10" x 11' 11" ( 3.91m x 3.63m )

Double glazed window to front, central heating radiator, fitted wardrobe, door to first floor landing.

### Bedroom Two

11' x 11' ( 3.35m x 3.35m )

Double glazed window to rear, central heating radiator, door to first floor landing.

### Bedroom Three

10' x 10' 5" ( 3.05m x 3.17m )

Double glazed window to front, central heating radiator, door to first floor landing.

### Family Bathroom

Double glazed window to rear, panelled bath, vanity sink, low flush toilet, door to first floor landing.

### Garage

Up and over door to front.

### Outside Front

Tarmac driveway providing off road parking, large lawned garden area.

### Outside Side

Lean to from the front to rear of the property.

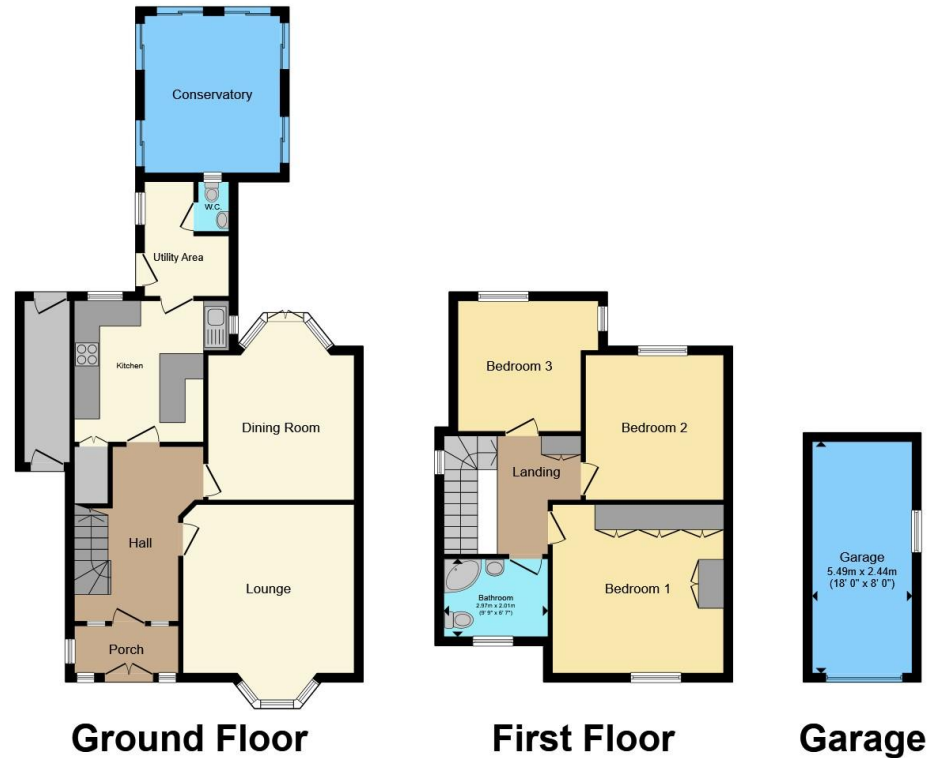
### Outside Rear

Large glass conservatory overlooking a large rear garden with lawned area, hedgerows, various planter bed areas, outbuildings.









Total floor area 143.5 m<sup>2</sup> (1,545 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

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EPC Rating: E Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335458](http://connells.co.uk/Property/WVH335458)**



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.

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Property Ref: WVH335458 - 0003