



Connells

Cotsdale Road
Penn Common Wolverhampton

Cotsdale Road Penn Common Wolverhampton WV4 5LF

for sale offers over
£260,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton is proud to bring to the market this deceptively spacious and beautifully presented three bedroom semi-detached family home which has been extended and provides picturesque countryside views.

Internally the property comprises of an entrance hall, ground floor wc with underfloor heating, open plan lounge/ dining room, extended kitchen, adjoining orangery. On the first floor there are three bedrooms and an extended family bathroom to offer a sizable space for both bath and separate shower cubicle.

Externally to front is off road parking and also boasts a double garage for additional parking or storage options, whilst to the rear there is a well presented garden for the family to enjoy.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set to the south of Wolverhampton City centre in Penn Common within walking distance of Penn Golf Club, served by excellent local schooling and good local bus routes.

Approach

Set on a private road with access to the main accommodation, off road parking and double garage situated opposite the property.

Entrance Hallway

Wall light, radiator, ceiling light point, storage housing double glazed window to side, stairs to first floor, access to ground floor wc, lounge/ dining room and kitchen

Ground Floor Wc

Low flush wc, wash hand basin, ceiling light point, partly tiled walls, extractor fan, double glazed window to front, underfloor heating.

Lounge/ Dining Room

26' 3" x 10' 3" (8.00m x 3.12m)

Double glazed window to front, ceiling spotlights, three ceiling light points, double glazed window to rear, French doors to orangery, door to hallway.

Kitchen

15' 4" max x 6' 6" max (4.67m max x 1.98m max)

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated oven, gas hob with extractor hood above, partly tiled walls, plumbing point for washing machine, radiator, two ceiling light points, wall mounted boiler, double glazed window to rear, doors to hallway and orangery.

Orangery

9' 2" x 6' 9" (2.79m x 2.06m)

Double glazed window to rear, French doors to lounge/ dining room, doors to kitchen and rear garden.

First Floor Landing

Double glazed window to side, loft access, ceiling light point, doors to all bedrooms and bathroom.

Bedroom One

11' 1" x 10' 6" into wardrobes (3.38m x 3.20m into wardrobes)

Double glazed window to front, radiator, ceiling light point, fitted wardrobes.

Bedroom Two

10' 9" x 10' 9" (3.28m x 3.28m)

Double glazed window to rear, radiator, ceiling light point, fitted wardrobes.

Bedroom Three

7' 10" x 5' 8" (2.39m x 1.73m)

Double glazed window to rear, radiator, ceiling light point.

Bathroom

Panelled bath with low flush wc, partly tiled walls, separate shower cubicle, two ceiling light points, wash hand basin, double glazed window to rear, two radiators.

Outside Rear

Paved patio area with lawn and paved path to side, flower borders, access to shed.

Double Garage

Two barn style doors.

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.

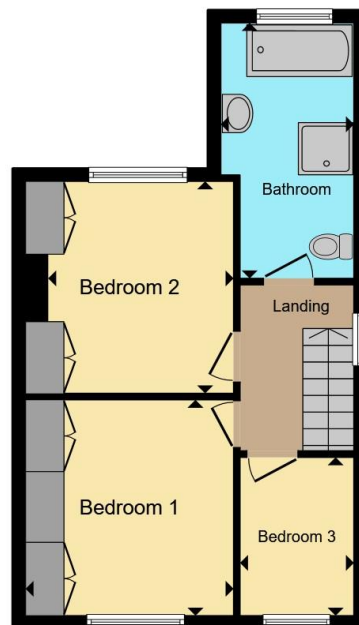




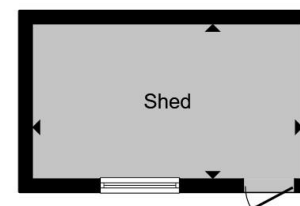




Ground Floor



First Floor



Outbuilding

Total floor area 103.6 m² (1,115 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/WVH335598



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