



**Connells**

Peterdale Drive  
Penn Wolverhampton



### Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton Branch is proud to bring to the market this immaculately presented and improved three bedroom semi-detached family home situated in a popular cul-de-sac in Penn. This spectacular home also has the added benefit of no onward chain. Viewings are highly recommended to appreciate the accommodation on offer.

Internally the property comprises of entrance porch, entrance hallway, two reception rooms which could be used as lounge and dining room. The ground floor also benefits from having a modern and stylish kitchen with an adjoining utility area and ground floor wc. On the first floor there are three generously sized bedrooms and a stylish bathroom. Externally to the front there is off road parking for ample vehicles with access to a garage for additional parking or storage space. To the rear of the property is a sizable rear garden, CCTV security cameras and a wireless system.

### Location And Area

Set to the south of Wolverhampton City Centre in the highly regarded, established and desirable Penn area just off the A449 route ideally placed for easy access to numerous local shops and restaurants along the A449 whilst also having the benefits of the numerous highly regarded local schools most notably St Bartholomew's Primary School.

### Approach

Set back from the road side behind concrete print driveway for ample vehicles with access to the main accommodation and garage.

### Entrance Porch

Composite front door with access to the entrance hallway

### Entrance Hall

Double glazed window to side, radiator, ceiling light point, stairs to first floor, doors to garage, kitchen, lounge and dining room.

### Lounge

Vertical radiator, double glazed sliding door to rear garden, ceiling light point.

### Dining Room

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

### Kitchen

Matching wall and base units with composite sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor hood above, plumbing point for a dishwasher, ceiling light point, double glazed window to side, doors to utility and hallway.



## Utility

Wall and base units with inset sink, power supply, wall mounted heater, doors to kitchen, garden and ground floor wc.

## Ground Floor Wc

Low flush wc, ceiling light point, tiled walls, double glazed window to side.

## First Floor Landing

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

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

Double glazed window to rear, ceiling light point.

## Bathroom

Panelled bath with shower over, low flush wc, wall mounted wash hand basin, heated towel rails, tiled walls, extractor fan, ceiling spotlights, double glazed window to front, cupboard housing wall mounted boiler.

## Outside Rear

Concrete print patio area with steps down to a sizable lawn, outside tap point.

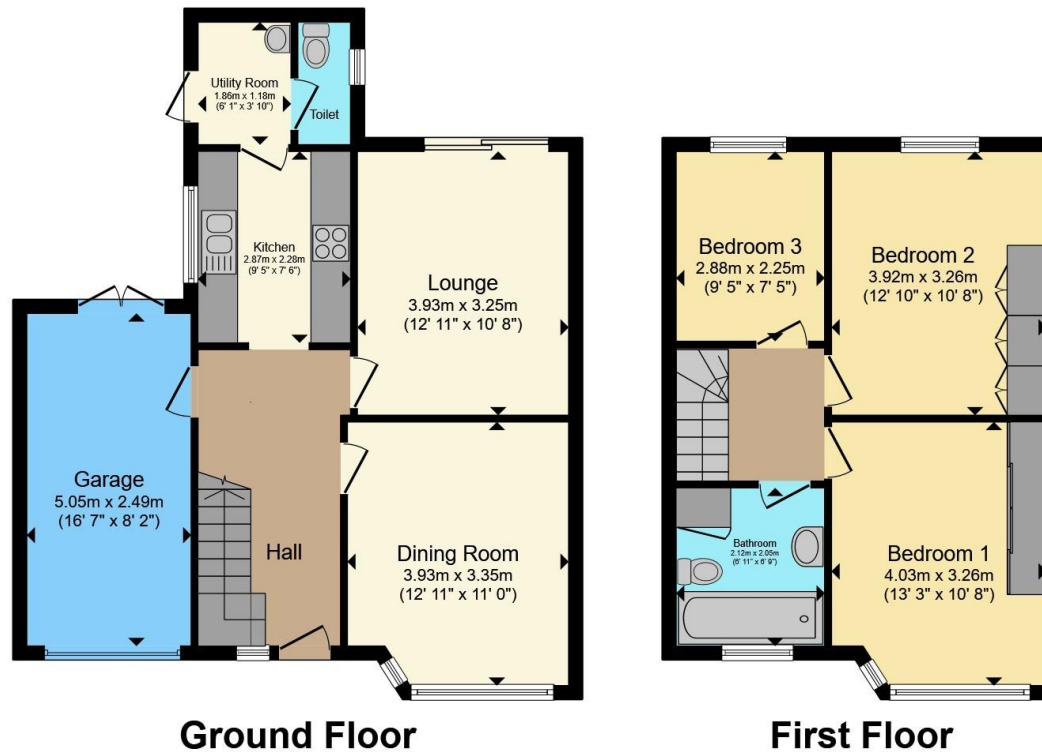
## Garage

Electric roller shutter door, double glazed window to side, power supply, lighting, door to hallway, french doors to rear garden.









Total floor area 104.9 m<sup>2</sup> (1,129 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)



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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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