



**Connells**

Tenbury Gardens  
Penn Wolverhampton



### Property Description

Connells Wolverhampton are pleased to present to market this well maintained three bedroom detached family home being sold with NO UPWARD CHAIN. Offering spacious living accommodation and situated in a popular location of Penn, this home promises to be the ideal choice for families. Viewing is highly recommended to appreciate this fantastic opportunity, please call today to book your viewing.

Internally the property comprises of a welcoming entrance porch leading to open plan lounge and dining area, stylish fitted kitchen with a variety of high end integrated appliances and leading to useful utility room for white goods and downstairs wc. Upstairs there are three well proportioned bedrooms and large family bathroom. Externally the property continues to impress with a generous block paved driveway to front, garage space ideal for storage and low maintenance rear garden with electric awning.

### Entrance Porch

Double glazed door to side, door and window to lounge.

### Lounge

18' x 12' ( 5.49m x 3.66m )

Door and window to porch, stairs to first floor landing, storage cupboard, central heating radiator, gas fireplace.

### Dining Area

12' 7" x 8' 8" ( 3.84m x 2.64m )

Double glazed window to side, central heating radiator, double glazed sliding doors to rear providing access to the rear garden.

### Kitchen

9' 8" x 7' 9" ( 2.95m x 2.36m )

Double glazed window to rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, integrated NEFF electric double oven, NEFF induction hob, NEFF combination microwave, integrated appliances to include dishwasher, fridge freezer, access to utility and wc, double glazed door to side leading to the garden.

### The Location & Area

Set to the south west of Wolverhampton City centre in the much sought after Penn area with fantastic local schooling with easy access to the A449 route where many nearby shopping facilities and local eateries can be found. This property is also within the catchment area for popular schooling and within a short distance to the rolling countryside.



### Utility

9' 7" max x 6' max ( 2.92m max x 1.83m max )

Window to side, base units with work surfaces, stainless steel sink and drainer, plumbing for appliances, combi boiler, access to wc, access to garage.

### Wc

Wc, wash hand basin, extractor fan, part tiled walls, tiled flooring.

### First Floor Landing

Doors to various rooms.

### Bedroom One

13' 1" x 10' 5" into wardrobe ( 3.99m x 3.17m into wardrobe )

Double glazed window to front, central heating radiator, fitted wardrobes, storage cupboard.

### Bedroom Two

15' 7" max x 9' 10" max ( 4.75m max x 3.00m max )

Double glazed window to rear, central heating radiator, fitted wardrobes.

### Bedroom Three

9' 7" x 7' 9" ( 2.92m x 2.36m )

Double glazed window to front, central heating radiator, storage cupboard.

### Family Bathroom

Double glazed window to side and rear, wc, wash hand basin, bath with mixer taps, large walk in shower, extractor fan, heated towel rail, part tiled walls.

### Outside Front

Block paved driveway and shrubs.

### Outside Rear

Sandstone patio, borders and shrubs, electric awning, outdoor tap, gated side access.

### Garage/ Store

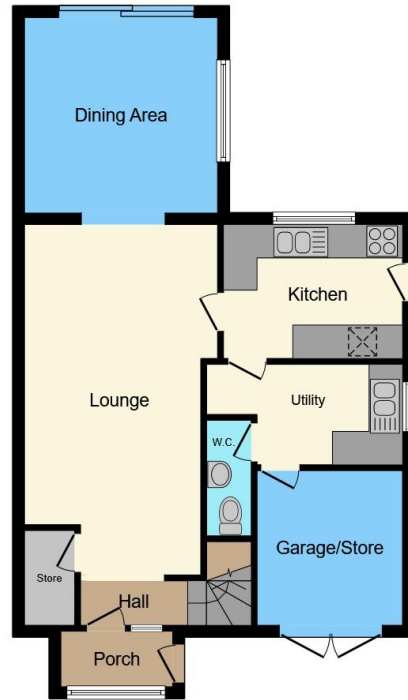
9' 4" x 7' 4" ( 2.84m x 2.24m )

Double doors, power, lighting.

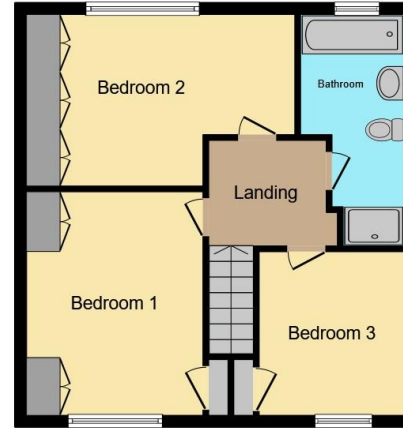








**Ground Floor**



**First Floor**

Total floor area 111.8 m<sup>2</sup> (1,203 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

**view this property online [connells.co.uk/Property/WVH335371](http://connells.co.uk/Property/WVH335371)**



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