Connells

Westbourne Road
Penn Wolverhampton

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Penn Wolverhampton WV4 5UF

for sale offers over
£265,000

Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to bring to the market this recently renovated and extended three bedroom semi detached family home boasting NO ONWARD CHAIN in a popular residential area of Penn. Viewings are highly recommended, call Connells today to book a viewing.

Internally the property comprises of porch leading to an inviting entrance hallway, dining room, ground floor modern shower room and spacious entertainment kitchen lounge. Heading upstairs you will find three bedrooms and a modern stylish bathroom. Outside to the front is off road parking and a low maintenance rear garden with concrete print patio area and a rear garage for additional parking or storage options.

The Location & Area

The property is conveniently located for easy access to Wolverhampton City centre which offers an extensive range of amenities, shops and supermarkets along with leisure facilities. The area itself benefits from close access to a good selection of highly regarded schools and universities.

Approach

Set back from the roadside behind a concrete print driveway with side gate and access to the main accommodation.

Porch

Door to entrance hall.

Entrance Hall

Door to porch, ceiling light point, stairs rising to first floor, doors to dining room, entertainment kitchen lounge and ground floor shower room.

Dining Room

11' 8" x 11' (3.56m x 3.35m)

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

Ground Floor Shower Room

Walk-in shower cubicle, low flush wc, wash hand basin unit, heated towel rail, tiled walls, ceiling light point, extractor fan, double glazed window to side.

Entertainment Kitchen Lounge

23' 4" max x 11' 8" max (7.11m max x 3.56m max)

Matching wall and base units, one and half sink and drainer with mixer tap, space for a Range style cooker with extractor hood over, part tiled walls, spotlights, central heating radiator, ceiling light point, double glazed window to rear, french doors to rear garden, door to entrance hall.

First Floor Landing

Ceiling light point, doors to various rooms.

Bedroom One

13' 1" x 11' (3.99m x 3.35m)

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

Bedroom Two

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

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

Bedroom Three

9' 8" x 6' 3" (2.95m x 1.91m)

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

Bathroom

L shaped bath with shower over, vanity wash hand basin with wc, tiled walls, extractor fan, double glazed window to front.

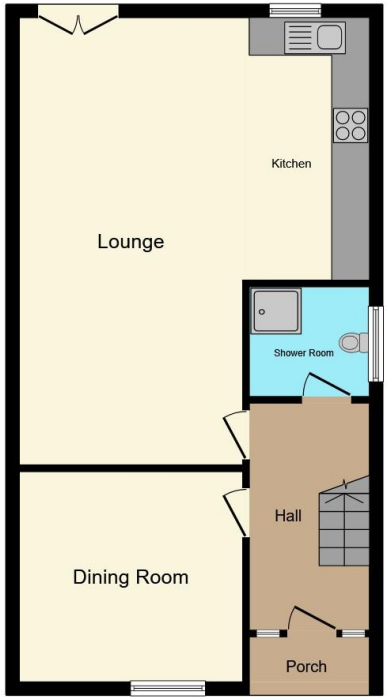
Outside Rear

Concrete print patio area, further raised patio area, side gate, access to garage.

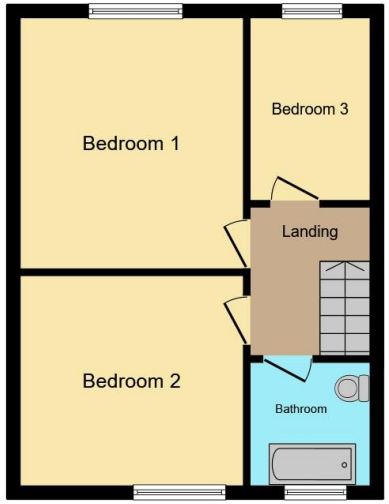
Agents Note

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

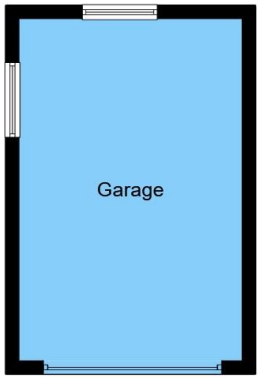
BUMPA KARTS



Ground Floor



First Floor



Garage

Total floor area 119.6 m² (1,287 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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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: E

Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335429

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.