



**Connells**

Pennant Court Penn Road  
Penn Wolverhampton



## Property Description

Connells Wolverhampton brings to the market Pennant Court, on Penn Road. A CHAIN FREE well presented modern two bedroom first floor apartment close to Wolverhampton city centre. Viewing is highly recommended. Don't miss your chance to view this fabulous first floor apartment. Perfect for first time buyers, investors or those looking to downsize. Contact our Connells Wolverhampton branch today to book your viewing.

Internally the property comprises entrance hall, lounge / dining room with an adjoining fitted kitchen, two bedrooms, an en-suite and a bathroom. Externally there are pleasant communal grounds and allocated parking.

## The Location & Area

Situated just off the main Penn Road which links to Penn and Wolverhampton City Centre with an abundance of shops, restaurants and public houses. Local schooling and supermarkets are also just a stone's throw away.

## Communal Entrance

Lighting and stairs rising to all floors.

## Entrance Hall

Cupboard housing the water tank, useful coat cupboard, ceiling light point, electric wall mounted heater and doors to all rooms.

## Lounge Diner

13' max x 16' max ( 3.96m max x 4.88m max )

Double glazed window to the side, electric wall mounted heater, electric fireplace, French doors to the balcony and archway to the kitchen.

## Kitchen

8' x 7' ( 2.44m x 2.13m )

Matching wall and base units with one and a half sink and drainer with mixer tap, partly tiled walls, plumbing point for washing machine, electric oven and electric hob with extractor hood above and ceiling light point.

## Bedroom One

14' x 9' 10" max ( 4.27m x 3.00m max )

Double glazed window to the side, ceiling light point, electric wall mounted heater and door to the en-suite.

## En-Suite

Shower cubicle, low flush wc, wash hand basin with storage cupboard beneath, partly tiled walls, extractor fan, ceiling light point and electric wall mounted heater.

## Bedroom Two

11' 1" into bay x 10' 1" max ( 3.38m into bay x 3.07m max )

Double glazed window to side, ceiling light point and electric wall mounted heater.

## Bathroom

Panelled bath with shower attachment, vanity wash hand basin, low flush WC, partly tiled walls, extractor fan and an electric wall mounted heater.

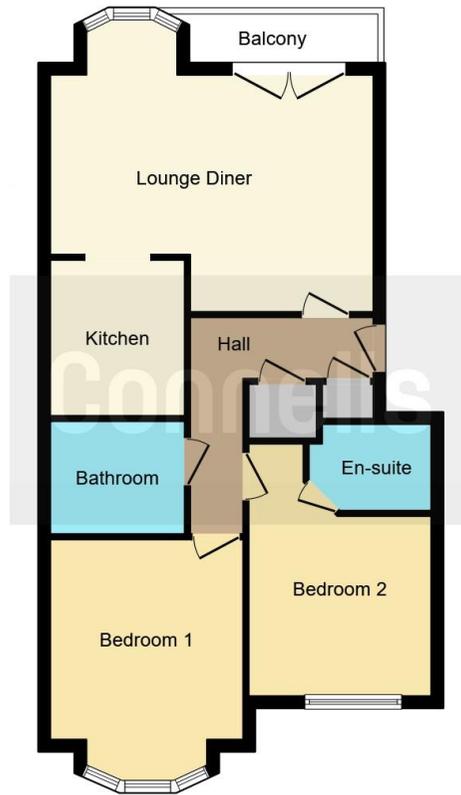
## Outside

One allocated parking space.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH329240](http://connells.co.uk/Property/WVH329240)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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: WVH329240 - 0005