



Connells

Cedar Grove
Penn Fields Wolverhampton



Property Description

PUBLIC NOTICE:- we are acting in the sale of the above and have received an offer of £225,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contacts takes place. EPC Rating E

Connells Wolverhampton please to present to market this three bedroom semi detached home in the popular area of Penn Fields. Boasting NO UPWARD CHAIN and vacant possession, viewing is highly recommended.

"A THREE BEDROOM SEMI DETACHED HOME IN THE POPULAR AREA OF PENN FIELDS BOASTING NO ONWARD CHAIN"

Comprising porch, entrance hall, 28ft lounge, fitted kitchen, three bedrooms, family bathroom, garage, off road parking & large rear garden

Internally the property comprises porch leading to entrance hall, 28ft lounge diner, fitted kitchen, three bedrooms and family bathroom. Externally the property features a large rear garden, paved driveway to front and garage.

The Location & Area

Situated on the borders of Penn Fields and Bradmore. There is a wonderful selection of local schools nearby and fantastic commuting access to Wolverhampton City Centre.

Entrance Porch

Double glazed doors to front.

Entrance Hall

Door to front with two double glazed windows to side, stairs to first floor landing, central heating radiator, alarm panel.

Lounge

28' 7" into bay x 10' 11" max (8.71m into bay x 3.33m max)

Double glazed sliding doors to rear providing access to the garden, double glazed window to front, two central heating radiators, gas fireplace.

Kitchen

10' 2" max x 9' 11" max (3.10m max x 3.02m max)

Double glazed window to rear, a range of wall and base units, work surfaces, sink and drainer, gas hob, gas hob, central heating radiator, storage cupboard/pantry.

First Floor Landing

Double glazed window to side, loft access with drop down ladder, central heating radiator, doors to various rooms.

Bedroom One

12' 6" x 9' 7" into recess plus doorway (3.81m x 2.92m into recess plus doorway)

Double glazed window to front, central heating radiator.

Bedroom Two

13' 4" x 11' into recess (4.06m x 3.35m into recess)

Double glazed window to rear, central heating radiator.

Bedroom Three

9' 8" max x 7' 3" max (2.95m max x 2.21m max)

Double glazed window to front, central heating radiator.

Family Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower head above, central heating radiator, tiled walls.

Outside Front

Paved driveway to front.

Outside Rear

Patio area, lawned area, borders and shrubs, light, storage shed.







To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333917



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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