



Connells

St. Philips Avenue
Penn Wolverhampton

St. Philips Avenue
Penn Wolverhampton WV3 7DU

for sale offers in excess of
£400,000



Property Description

Connells Wolverhampton have the delight to be bring to the market this stylishly maintained three bedroom detached double frontage family property situated in a popular residential location. Internally the property has been maintained to a high standard and must be viewed in order to fully appreciate. Throughout this property is an abundance of windows allowing natural light.

The property comprises of a large entrance porch, good size entrance hall, 22ft family room, open plan lounge diner, modern fitted kitchen with breakfast bar, utility with downstairs wc and conservatory to rear. Heading upstairs there is a large gallery landing with glass and oak balustrades leading to three generous bedrooms with stylish en-suite shower room and dressing area to the master bedroom and family bathroom. Externally there is a large in and out driveway providing ample off road parking and a good size enclosed rear garden.

The Location & Area

Situated on the ever popular St Philips Avenue which is conveniently located for local schooling and set between Penn Fields and Penn area. Set to the south west of Wolverhampton City Centre with easy access to the Penn Road for commuting, a wonderful array of nearby local shopping and eateries with easy access to Penn Common and Penn Hospital.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to entrance porch, wooden flooring, doors to various rooms, stairs to first floor landing.

Family Room

22' 5" x 10' 8" (6.83m x 3.25m)

Double glazed window to front, French doors to rear, central heating radiator, door to entrance hall.

Lounge Diner

22' 1" x 14' 7" (6.73m x 4.45m)

Two double glazed windows to front, wooden flooring, door to entrance hall, open to entertainment kitchen diner.

Entertainment Kitchen Diner

18' 5" x 18' 4" (5.61m x 5.59m)

Double glazed windows to rear, a range of stylish wall and base units, integrated oven, hob and extractor, one and half stainless steel drainer sink, breakfast bar, open to lounge diner.

Utility

8' 6" max x 4' 8" max (2.59m max x 1.42m max)

Stainless steel drainer sink, space for washing machine, space for dryer, door to downstairs wc.

Downstairs Wc

Low flush toilet, wash hand basin, central heating radiator.

Conservatory

9' 2" x 9' 6" (2.79m x 2.90m)

Surrounding glazed windows.

First Floor Landing

Gallery landing with a large double glazed window overlooking the glass and oak handrail, doors to various rooms.

Bedroom One

16' 5" x 9' 2" (5.00m x 2.79m)

Double glazed window to front, central heating radiator, fitted wardrobe, vaulted ceiling, open to dressing area, door to en-suite, door to first floor landing,

En-Suite

Double glazed window to rear, shower cubicle with waterfall shower, designer radiator, low flush toilet, door to Bedroom One.

Dressing Area

Double glazed window to rear, central heating radiator, open to landing.

Bedroom Two

10' 6" x 10' (3.20m x 3.05m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Three

12' 7" plus bay x 10' 8" (3.84m plus bay x 3.25m)

Double glazed window to front and rear, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, P shaped panelled with electric shower, vanity unit, central heating radiator, low flush toilet, door to first floor landing.

Outside Front

Large in and out driveway providing ample off road parking.

Outside Rear

Good size enclosed rear garden with large lawned area, surrounding plants, trees and shrubs, feature pond, large ornamental planter.

Agents Note

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









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: E

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334393



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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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Property Ref: WVH334393 - 0003