



**Connells**

Orton Grove  
Penn Wolverhampton

# Orton Grove Penn Wolverhampton WV4 4JN

for sale offers in the region of  
**£240,000**



## Property Description

A traditional semi-detached property having been extended which provides a good standard of living accommodation, which is ideal for first time buyers. Situated within the favoured residential area of Penn nestled away in a cul-de-sac.

The well presented living space, which benefits from UPVC double glazed windows & boasts many fine features including: entrance hall, spacious lounge, fitted kitchen with utility/store, ground floor wc9, two good size bedrooms and well appointed shower room. The external offers a driveway, gated car port area, lawn, border and shrubs. The rear garden is of ample size with lawn areas, borders and mature shrubbery and patio.

## The Location & Area

Situated off the main Penn Road, offering fantastic commuting access to Wolverhampton City Centre, Stourbridge, Kidderminster and many other close areas. There is a wonderful selection of schooling nearby along with local shops in the Penn area.

## Entrance Hall

Double glazed door to front, stairs to first floor landing, door to lounge.

## Through Lounge

24' 3" x 12' 11" into recess ( 7.39m x 3.94m into recess )

Double glazed window to front, double glazed patio doors to rear garden, central heating radiators, wall lights, feature fireplace with gas fire, door to lobby.

## Lobby

Previous the old kitchen. Door to cupboard, door to utility. Plumbing and space for appliances.

## Kitchen

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

Double glazed window to rear, wall and base units, complementary tiling, work surfaces, sink and drainer. central heating radiator, double glazed doors to front and rear leading to the garden.

## Ground Floor Wc

Double glazed window to rear, low flush toilet, wash hand basin, door to kitchen.

## First Floor Landing

Stairs to entrance hall, loft access, doors to various rooms.

## Bedroom One

13' x 10' 11" ( 3.96m x 3.33m )

Double glazed window to front, central heating radiator, fitted wardrobe.

## Bedroom Two

12' 3" x 6' 6" ( 3.73m x 1.98m )

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

## Shower Room

Double glazed window to rear, low level wc, wash hand basin, central heating radiator, airing cupboard housing wall mounted boiler, complementary tiling.

## Outside Front

Lawned area, borders and shrubs, driveway providing off road parking, gated access to carport.

## Outside Rear

Generous rear garden, two lawned area, patio, outdoor shed, borders and shrubs, outdoor tap.

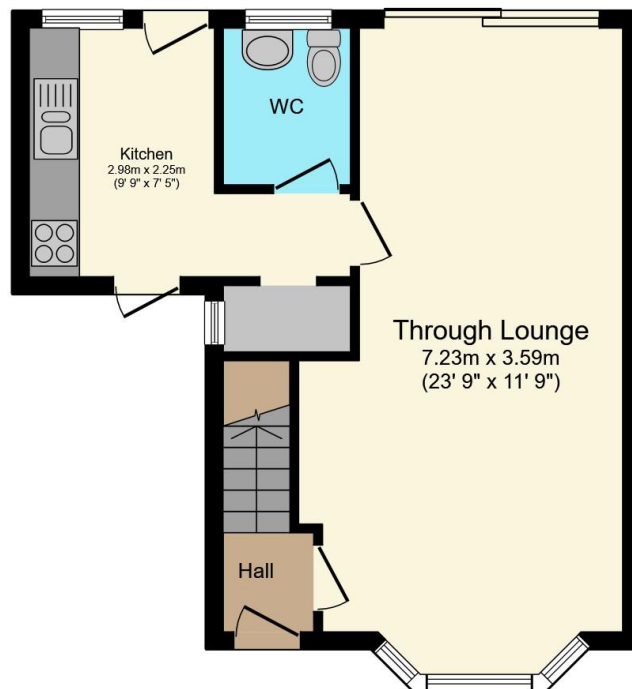
## Agents Note

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.

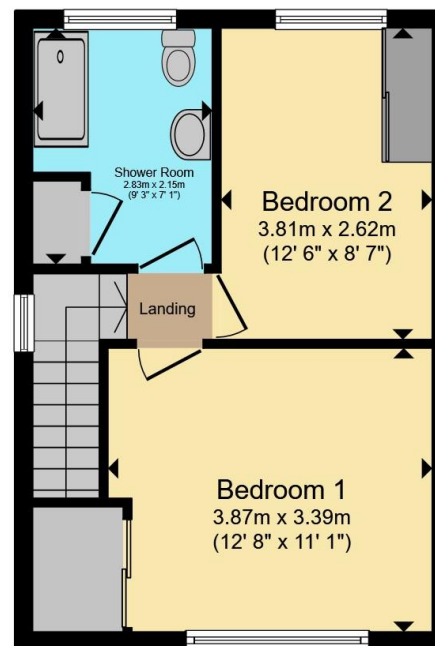








**Ground Floor**



**First Floor**

Total floor area 76.9 m<sup>2</sup> (828 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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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH336031](http://connells.co.uk/Property/WVH336031)**



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