



**Connells**  
connells.co.uk 01902 710 710  
**FOR SALE**



### Property Description

Connells Wolverhampton are pleased to present to market this chain free semi-detached family home offering fantastic potential throughout. Located in the popular area of Warstones this property is within the catchment area of Highfields School as well as Springdale Primary school, general amenities and transport links.

Internally the property comprises of an entrance porch, entrance hall, lounge, dining room, fitted kitchen, veranda with storage facility and a wc. On the first floor there are three good sized bedrooms and a modern wet room. Externally there is a driveway and lawned area to front and an enclosed rear garden with outhouse perfect for entertaining friends and family.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Located in the ever popular area of Penn, this property is located just off the A449 which offers fantastic routes into Wolverhampton and beyond. Also nearby is the popular Baggeridge Country Park, Penn common and Penn golf club. Located close by are doctors, highly regarded schools and other local amenities.

### Entrance Porch

Double glazed sliding door to front, door to entrance hall.

### Entrance Hall

Single glazed door and window to front, stairs to first floor landing, radiator, storage cupboard.

### Lounge

13' 5" x 12' 3" into recess ( 4.09m x 3.73m into recess )

Double glazed window to front, radiator, electric fire place.

### Dining Room

12' 2" max x 8' 11" max ( 3.71m max x 2.72m max )

Double glazed window to rear, radiator.

### Kitchen

8' 11" into recess x 7' 11" ( 2.72m into recess x 2.41m )

Double glazed window to rear, range of wall and base units with worksurfaces, stainless steel sink drainer, plumbing for appliances, double glazed door to side with access to the veranda.



### Veranda

Storage cupboard, wc, front and rear access.

### First Floor Landing

Loft access, doors to various rooms.

### Bedroom One

13' 5" max x 12' 3" max ( 4.09m max x 3.73m max )

Double glazed window to front, radiator built in wardrobe.

### Bedroom Two

13' 7" x 8' 11" ( 4.14m x 2.72m )

Double glazed window to rear, radiator, storage cupboard.

### Bedroom Three

9' 1" x 7' 6" ( 2.77m x 2.29m )

Double glazed window to front, radiator, storage cupboard.

### Wet Room

Double glazed window to rear, wc, wash hand basin, extractor fan, shower head, radiator, tiled walls.

### Outside Front

Driveway and lawn area.

### Outside Rear

Patio, lawn, borders and shrubs, storage shed, outhouse, outdoor light and outdoor tap.









**Ground Floor**



**First Floor**

Total floor area 94.5 m<sup>2</sup> (1,017 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)



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334659](http://connells.co.uk/Property/WVH334659)**



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