



Connells

Wakeley Hill
Penn Wolverhampton

Wakeley Hill Penn Wolverhampton WV4 5RB

for sale offers in the region of
£325,000



Property Description

Connells Wolverhampton are delighted to present to market this traditional extended semi detached family home. Boasting NO UPWARD CHAIN and located in the highly desirable area of Penn, this home promises to be the perfect choice for growing families. Viewing is highly recommended to appreciate the size and potential of this excellent family home, call Connells today to arrange a viewing.

The ground floor comprises of an entrance porch, three reception rooms, fitted gallery kitchen, conservatory, utility room and downstairs bathroom. Upstairs are three double bedrooms all with fitted wardrobes providing modern living needs. Finally a first floor shower room completed the internal accommodation. Externally the property continues to impress with a block paved driveway to front and a large rear, perfect for the green fingered amongst us to create the idyllic outdoor space.

Entrance Porch

Double glazed access door to front, double glazed windows to side, door to lounge.

Lounge

13' 11" into recess x 12' 6" into bay (4.24m into recess x 3.81m into bay)

Double glazed door to porch, double glazed bay window to front, central heating radiator, stairs to first floor landing.

Reception Room Two

17' 11" x 13' 10" into recess (5.46m x 4.22m into recess)

Double glazed sliding doors to rear providing access to the conservatory, two central heating radiators, gas fireplace, access to bathroom, utility, third reception room and kitchen.

Kitchen

16' 1" x 7' 7" max (4.90m x 2.31m max)

Double glazed window to side, a range of wall and base units, work surfaces, stainless steel and drainer, five ring gas hob, electric oven, central heating radiator, access to rear porch.

Rear Porch

Double glazed window to side, wall units, double glazed sliding door providing access to rear garden.



The Location & Area

Situated in a private cul-de-sac location with green views to front on Wakeley Hill which is conveniently located for the Penn Road. There is fantastic links to local shopping and further shopping within Wolverhampton City centre. Sought after schools, doctors, dentist, public house and eateries are within close proximity.

Conservatory

15' 10" x 10' 2" max (4.83m x 3.10m max)

UPVC double glazed, central heating radiator, double glazed door to rear giving access to the garden.

Downstairs Bathroom

Double glazed window to rear, wc, wash hand basin vanity unit, bath with mixer taps and shower, heated towel rail, extractor fan, tiled walls, tiled flooring.

Utility

8' 2" x 8' 1" (2.49m x 2.46m)

Wall and base units with work surfaces, plumbing for appliances and tiled floor.

Reception Room Three

17' 6" into bay x 8' 2" max (5.33m into bay x 2.49m max)

Double glazed bay window to front, central heating radiator.

First Floor Landing

Doors to various rooms.

Bedroom One

14' into recess & wardrobes x 10' 11" into wardrobes (4.27m into recess & wardrobes x 3.33m into wardrobes)

Two double glazed windows to front, central heating radiator, two fitted wardrobes.

Bedroom Two

13' 11" into recess & wardrobes x 11' 1" into wardrobes (4.24m into recess & wardrobes x 3.38m into wardrobes)

Double glazed window to rear, central heating radiator, two fitted wardrobes, double glazed doors leading to a decked roof (please note this area is not enclosed)

Bedroom Three

12' 5" into wardrobes x 8' 9" into wardrobes (3.78m into wardrobes x 2.67m into wardrobes)

Double glazed window to front, central heating radiator, two fitted wardrobes.

Shower Room

Double glazed window to rear, wc, wash hand basin vanity unit, shower cubicle, heated towel rail, part tiled walls, airing cupboard housing the boiler.

Outside Front

Block paved driveway with borders.

Outside Rear

Patio area, decking area, lawned area with shrubs, outhouse, outdoor lights, outdoor tap.









Total floor area 149.0 m² (1,604 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

Connells

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335194



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