



Connells

Warstones Crescent
Penn Wolverhampton

Warstones Crescent Penn Wolverhampton WV4 4LQ

for sale offers over
£240,000



Property Description

Connells Wolverhampton thrilled to bring to the market this attractive and stylishly presented two bedroom semi detached property in a popular cul-de-sac location. Benefiting from having an extended kitchen to rear, this property should be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, lounge, dining room, large entertainment L shaped kitchen diner, downstairs shower room and utility/storage to side. On the first floor there are two spacious bedrooms and stylish bathroom. Externally there is a generous concrete print driveway providing off road parking to front and a good size enclosed rear garden and features a timber constructed garden room with power.

The Location & Area

Situated on the ever popular Warstones Crescent which close to the local shopping and popular schools with fantastic access to Wolverhampton City centre with bus routes nearby. There are also great commuting access links via A449 Penn Road.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to porch, stairs to first floor landing, door to lounge.

Lounge

12' max x 10' 10" (3.66m max x 3.30m)

Double glazed bay window to front, central heating radiator, door to dining room.

Dining Room

12' x 9' 11" (3.66m x 3.02m)

Open to L shaped kitchen, door to downstairs shower, door to lounge.

Downstairs Shower Room

Shower cubicle, heated towel rail, low flush toilet, vanity sink, extractor fan, door to dining room.

Kitchen Diner

8' 7" plus recess x 14' 11" (2.62m plus recess x 4.55m)

Double glazed window to rear, double glazed French doors to rear with fitted wooden shutters, skylights, a range of stylish shaker style wall and base units with integrated appliances, central heating radiator, space for dining table and chairs, double glazed door to side.

Utility Area/ Storage

22' 5" max x 5' 7" (6.83m max x 1.70m)
Double glazed doors to front and rear, Belfast sink, plumbing for washing machine, storage area, door to kitchen diner.

First Floor Landing

Doors to various rooms.

Bedroom One

12' 6" x 11' 3" (3.81m x 3.43m)
Double glazed window to front, central heating radiator, storage cupboard, door to first floor landing.

Bedroom Two

11' 11" x 8' 5" (3.63m x 2.57m)
Double glazed window to rear, central heating radiator, door to first floor landing.

Bathroom

Double glazed window to rear with feature wooden shutters, low flush toilet, pedestal sink, bath, heated towel rail, door to first floor landing.

Outside Front

Large concrete print driveway providing off road parking.

Outside Rear

Good size enclosed rear garden which is mostly lawned, panelled fencing, timber shed, timber garden room with power.

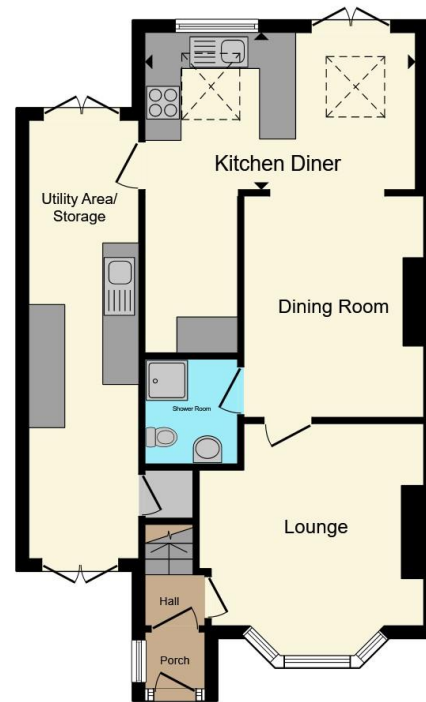
Agents Note

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.

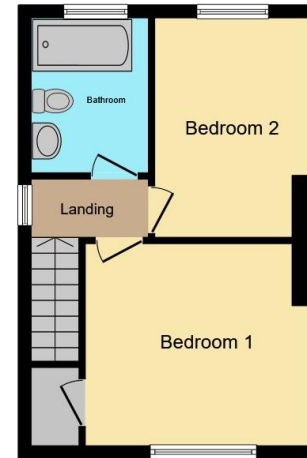








Ground Floor



First Floor

Total floor area 94.4 m² (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

Connells

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: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335374



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH335374 - 0004