



Connells

Belmont Road
Penn Wolverhampton



Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this attractive well presented three bedroom traditional family home. Benefiting from an abundance of internal space, this property should be viewed in order to fully appreciate. Additionally the property is served by nearby transport access links with easy access to Wolverhampton and surround areas. Call Connells today to book your viewing.

Internally the property comprises of a storm porch, entrance hall, lounge, dining room, generous family kitchen and downstairs shower room. On the first floor there are three generously proportioned bedrooms and a separate family bathroom. Externally there is a driveway to front providing off road parking and a good size enclosed rear garden.

The Location & Area

The property is conveniently located for easy access to the M54 and Wolverhampton City centre which offers an extensive range of amenities, shops and supermarkets along with leisure facilities. The area itself benefits from close access to a good selection of highly regarded schools and university.

Storm Porch

Covered area leading to entrance hall.

Entrance Hall

Double glazed door to front, doors to various rooms, central heating radiator.

Family Lounge

14' 2" into bay x 10' 6" (4.32m into bay x 3.20m)

Double glazed bay window to front with shutters, feature fireplace, traditional wooden flooring, coving, picture rail, central heating radiator, door to entrance hall.

Dining Room

13' 9" x 11' 2" (4.19m x 3.40m)

Double glazed window to rear, feature wood burner, traditional wooden floor, central heating radiator, picture rail, open to kitchen.

Kitchen

19' 8" max x 7' 7" (5.99m max x 2.31m)

A range of wall and base units with inset oven, hob and extractor, space for various appliances, doors to downstairs shower room.

Downstairs Shower Room

Double glazed window to side, low flush toilet, walk-in waterfall shower, vanity sink, door to entrance.

First Floor Landing

Doors to various rooms.

Bedroom One

10' 9" x 11' 2" max (3.28m x 3.40m max)

Double glazed window to rear, central heating radiator, storage cupboard, door to first floor landing.

Bedroom Two

9' 5" x 11' 3" (2.87m x 3.43m)

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

Bedroom Three

12' max x 7' 6" (3.66m max x 2.29m)

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

Family Bathroom

Double glazed window to front, panelled bath with shower over, vanity sink, low flush toilet, heated towel rail, feature tiling, door to first floor landing.

Outside Front

Attractive block paved driveway to front with a dropped kerb, side gated access leading to the rear garden.

Outside Rear

Lawned area, gravelled area, hedging to both side, fence to the rear, decking area to rear.

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 94.6 m² (1,018 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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335759



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