



Connells

Swan Bank
Penn Wolverhampton



Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this two bedroom semi detached property in a popular residential estate. Benefiting from NO ONWARD CHAIN, being replastered and neutrally decorated viewing is highly recommended, call Connells today to book your viewing.

Internally the property comprises of entrance porch, entrance hall, lounge with under floor heating, dining room, extended kitchen (partially renovated), utility area, downstairs wc, two generous bedrooms with fitted wardrobes and a stylish bathroom. Externally there is a garage, driveway to front and good size enclosed rear garden.

The Location & Area

Set to the south of Wolverhampton City centre just off the Penn Road with numerous local schools. Wolverhampton rail station is approximately two and half miles away and there are local shopping facilities and eateries which can be found along the Penn Road.

Entrance Porch

Door to front, door to entrance hall.

Entrance Hall

Door to porch, under floor heating, distinctive curved wall design, doors to various rooms, stairs to first floor landing.

Lounge

12' 4" x 13' 11" (3.76m x 4.24m)

Double glazed window to front, under floor heating radiator, chimney access for log burner, door to entrance hall.

Utility Area

4' 11" x 5' 7" (1.50m x 1.70m)

Plumbing for washing machine, space for tumble dryer, under floor heating and manifold, door to entrance hall.

Downstairs Wc

Double glazed window to rear, low flush toilet, vanity sink, sensor lighting, under floor heating, door to entrance hall.

Dining Room

9' 2" x 8' 10" (2.79m x 2.69m)

Open to kitchen, chimney access for log burner, open to entrance hall.

Kitchen

12' 4" x 13' 11" (3.76m x 4.24m)

Large double glazed windows to rear, double glazed french doors and large window to side, a range of base units, space for various appliances, spotlights, open to dining room. Please note the kitchen is partiality completed.

First Floor Landing

Stained glass window, doors to various rooms

Bedroom One

11' 8" x 12' 10" into recess (3.56m x 3.91m into recess)

Double glazed window to front, central heating radiator, built-in wardrobes, door to first floor landing.

Bedroom Two

10' 1" x 10' into recess (3.07m x 3.05m into recess)

Double glazed window to rear, central heating radiator, built-in wardrobes, door to first floor landing.

Bathroom

Double glazed window to rear, panelled bath with recessed niche above, walk-in waterfall shower in a wet room style with recessed niche, tall radiator, vanity sink, heated towel rail, door to first floor landing.

Garage

Up and over door to front, doors to rear garden.

Outside Front

Off road parking area.

Outside Rear

A good size enclosed garden, lawned area, a range of mature plants, trees and shrubs, patio area courtyard area accessed through the french doors, steps leading from the courtyard to a gravelled seating area, further steps leading up to the main garden area.

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.

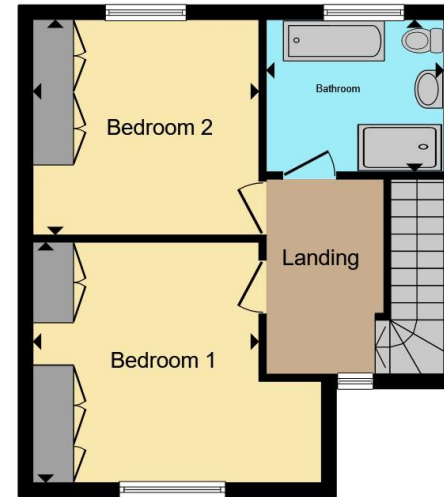








Ground Floor



First Floor

Total floor area 104.9 m² (1,130 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/WVH335650



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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