

Connells

Woodhall Road
Penn Wolverhampton

Woodhall Road
Penn Wolverhampton WV4 4DL

for sale offers in the region of
£275,000







Property Description

James Wenlock from Connells Wolverhampton is thrilled to bring to the market this well presented and attractive CHAIN FREE three bedroom semi detached family property. Located in a highly desirable residential area, this property should be viewed in order to fully appreciate, call Connells today to book your viewing. Additionally the property offers pleasant views to front over a delightful tree canopy.

Internally the property comprises of entrance porch, entrance hall, lounge, large L shaped kitchen diner with bay window to side and downstairs wc. On the first floor there are three well proportioned bedrooms and a refitted family bathroom. Externally there are extensive front and side gardens.

The Location & Area

Situated on the ever popular Woodhall Road within the area of Penn where there is a fantastic selection of local schooling and shopping nearby. Further shopping can be found within Wolverhampton City centre and bus routes linking to Wolverhampton are also relatively close by.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to porch, stairs to first floor landing, central heating radiator, doors to various rooms, SPC flooring.

Lounge

13' 10" into bay x 10' 6" (4.22m into bay x 3.20m)

Double glazed bay window to front, double glazed window to side, central heating radiator, SPC flooring, door to entrance hall.

Kitchen Diner

13' 5" max x 16' 7" max (4.09m max x 5.05m max)

Double glazed bay window to side, a range of recently refitted stylish wall and base units, integrated oven, hob, inset sink, space for various appliances, Worcester Bosch boiler, SPC flooring, door to inner hall.

Inner Hall

Door to garden, door to downstairs wc.

Downstairs Wc

Low flush toilet, wash hand basin, door to inner hall.

First Floor Landing

Doors to various rooms.

Bedroom One

14' 2" x 8' 11" (4.32m x 2.72m)

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

Bedroom Two

13' 5" x 9' 9" (4.09m x 2.97m)

Double glazed window to side, central heating radiator, SPC flooring, door to first floor landing

Bedroom Three

10' x 7' 5" (3.05m x 2.26m)

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

Family Bathroom

Double glazed window to side, low flush toilet, vanity sink, panelled sink with electric shower room, heated towel, tiled walls, door to first floor landing.

Outside Front

Driveway to front providing off road parking, lawned garden area to front, additional garden area to side with gated fencing.

Outside Side/ Rear

Large lawned garden, paved pathway area, brick built outbuilding storage, delightful views over a wooded 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.







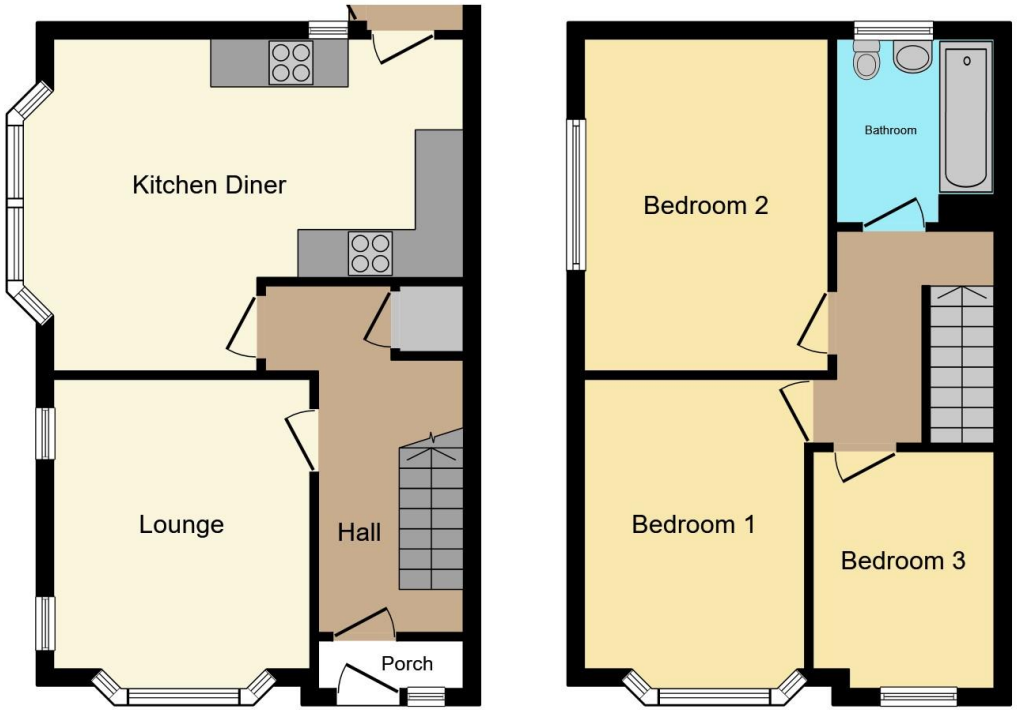












Ground Floor **First Floor**

Total floor area 85.2 m² (917 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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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335536

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.