

Connells

Tenbury Gardens
Penn Wolverhampton

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Penn Wolverhampton WV4 4JF

for sale offers in the region of
£380,000







Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this deceptively spacious and double storey rear extended four bedroom detached family home. Benefiting from located in an incredibly popular residential area, this property must be viewed in order to fully understand and appreciate. Call Connells today to book your viewing.

Internally the property comprises of an entrance porch, entrance hall, large family lounge, extended dining room, generous family kitchen and a downstairs wc. On the first floor there are a selection of four spacious bedrooms, master dressing room and family bathroom. Externally there is a generous driveway for multiple vehicles and integral garage. To the rear is a good size enclosed garden with raised patio, artificial lawn and feature fish pond.

The Location & Area

Set to the south west of Wolverhampton City centre in the much sought after Penn area with fantastic local schooling with easy access to the A449 route where many nearby shopping facilities and local eateries can be found. This property is also within the catchment area for popular schooling and within a short distance to the rolling countryside.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Double glazed door and window to front, stairs to first floor landing, door to downstairs wc, french doors to lounge.

Lounge

18' x 10' 4" (5.49m x 3.15m)

French doors to entrance hall, gas fire, central heating radiator, door to kitchen, open to dining room.

Dining Room

12' x 8' 11" (3.66m x 2.72m)

Double glazed french doors to rear, double glazed window to side and rear, central heating radiator, open to lounge.

Family Kitchen

14' 5" x 9' 8" (4.39m x 2.95m)

Double glazed window to rear, double glazed door to side, a range of wall and base units, one and half stainless steel drainer sink, pantry cupboard, space for various appliances, door to lounge.

Downstairs Wc

Low flush toilet, wash hand basin, extractor, door to entrance hall.

First Floor Landing

Doors to various rooms, storage cupboard.

Bedroom One

19' 7" x 11' 10" max (5.97m x 3.61m max)

Double glazed window to rear, large dressing room area with fitted wardrobes, central heating radiator, loft access, door to first floor landing.

Bedroom Two

10' 1" x 10' 4" (3.07m x 3.15m)

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

Bedroom Three

9' 7" x 7' 10" (2.92m x 2.39m)

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

Bedroom Four

6' 11" x 8' 1" (2.11m x 2.46m)

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

Family Bathroom

Double glazed window to rear, corner bath, shower cubicle, central heating radiator, low flush toilet, door to first floor landing.

Integral Garage

14' 6" x 8' 2" (4.42m x 2.49m)

Up and over door to front.

Outside Front

Large driveway providing off road parking, side garage access leading to the rear garden.

Outside Rear

Raised patio area, steps leading down to an artificial lawn, covered pergola/gazebo area, feature fish pond, a range of mature plants, trees and shrubs.

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.

















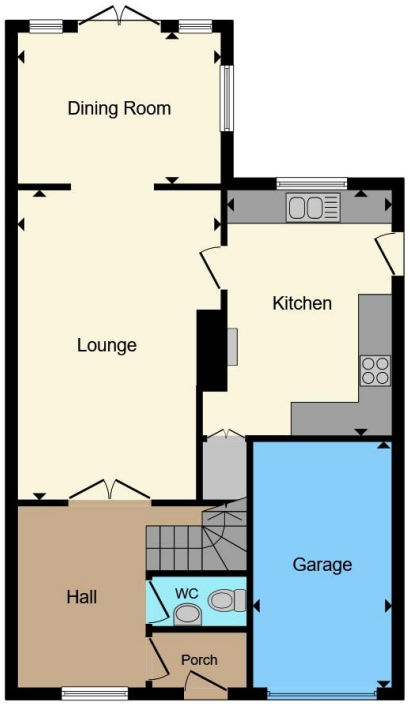

Ground Floor



First Floor

Total floor area 129.1 m² (1,389 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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WOLVERHAMPTON WV1 4EX

EPC Rating: E

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336940

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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.