

Rees Page



Woodford, Penstone Lane, Lower Penn, Wolverhampton, WV4 4XE

Situated within a semi-rural setting in the sought after South Staffordshire village of Lower Penn.

This Individual detached three-bedroom home has been lovingly extended and modernised to a high standard over the years by the current owners and provides extensive accommodation, immaculately presented throughout. Benefitting from double glazing, LPG gas fired central heating, landscaped frontage and rear garden, two garages and so much more.

Viewing in person is essential for full appreciation of this wonderful home and the lifestyle that the surrounding rural location allows.

Offers Around

£550,000



Entrance

Is made via a composite door, into a

Reception/Sitting Hall

With two radiators, wall and ceiling lights, double glazed side window and doors into

Cloakroom

8' 0" x 6' 6" (2.44m x 1.98m)

With a built in wardrobe, ceiling light, radiator, double glazed side window and door into

Hobby Room

9' 0" x 5' 5" (2.74m x 1.65m)

With a ceiling light, power points, fitted work bench, shelving and door to garage.



Bedroom Three

14' 0" x 9' 10" (4.27m x 3.00m)

Having a double glazed front window, inset ceiling spotlights, fitted wardrobes, dado rail and a radiator.

Utility

6' 11" x 6' 6" (2.11m x 1.98m)

With built in cupboards, work surfaces, sink and drainer, Worcester boiler, spotlights, plumbing for washing machine and dryer, radiator and door into

WC/Shower Room

6' 9" x 3' 2" (2.06m x 0.97m)

With a glazed shower cubicle, tiled walls, extractor fan, vanity unit with wash basin and WC, radiator and double glazed side window.



Kitchen Diner

23' 8" max x 8' 10" min (7.21m x 2.69m) - 13' 4" max x 9' 8" min (4.06m x 2.95m)

Having an extensive range of fitted wall and base cupboards, feature centre island, quartz work surfaces, Belling electric range cooker with halogen hob, Rangemaster hood, integrated microwave, dishwasher, wine chiller, two fridges, multiple lighting systems, TV point, radiator, double glazed side windows and opening into

Inner Lobby

With radiator, lights, door to rear entrance hall, plus loft access hatch (loft is boarded with power point, light and ladder)

Rear Hallway

With a wall light, side window, radiator and rear double glazed door.



Lounge

20' 0" max x 10' 10" min (6.10m x 3.30m) - 13' 8" max x 9' 5" min (4.17m x 2.87m)

With Velux skylight, feature fireplace with log burner, built in cupboards, radiator, wall and ceiling lights and feature opening into

Dining Room

16' 7" x 8' 4" (5.05m x 2.54m)

With ceiling and wall lights, two double glazed windows, radiator and double doors to the rear garden.

Stairs rise from Reception Hall to first floor

Landing

With wall lights and doors into

Bedroom One

17' 8" x 11' 0" (5.38m x 3.35m)

With multiple lights, radiator, two Velux windows and door into walk in wardrobe with lighting 5' 7" x 5' 7" (1.70m x 1.70m)

Bedroom Two

17' 8" x 10' 3" (5.38m x 3.12m)

With ceiling spot lighting, radiator and double glazed window with plantation shutters to front.

Bathroom

11' 0" x 7' 9" (3.35m x 2.36m)

Luxurious fitted bathroom with panel bath, walk in glazed shower, fitted vanity unit, washbasin, WC, part-tiled walls, heated towel rail, cupboard and side Velux window.

OUTSIDE

To the front

Landscaped driveway for several vehicles, LPG gas tank, multiple pillar lights, wall lights and gated side access. Private shared vehicle side access to rear of the property with gate to rear garden and further double gates to workshop.

To the rear

The landscaped rear garden has a porcelain slabbed patio, wooden pergola, gated side access plus a further landscaped garden area behind which is a block paved driveway and access to a detached double garage/workshop.

GARAGES:

Rear Garage/Workshop

15' 5" x 14' 0" (4.70m x 4.27m)

Having water and electric supply and alarm system. With strip lights, sink unit, inspection pit, double glazed side window, side door and an up and over garage door.

Front Garage

13' 9" x 8' 5" min (4.19m x 2.57m)

With an up and over front door, strip lights, power points, shelving, and door into 'hobby' room.

Location

Situated within a semi-rural setting in the sought after South Staffordshire village of Lower Penn, with road networks to nearby Wombourne and beyond. Just a short walk from the Greyhound Pub and Restaurant, access to the South Staffordshire Railway Walk, and the Staffordshire and Worcestershire Canal.

From the A449 Stourbridge Road, head onto either Orton Lane, Showell Lane, or Springhill Lane, then on to the end of Orton Lane with the junction of Dene Road and Blackpitt Lane and cross over into Penstone Lane. The property can be found after a short distance on the right.

For SATNAV please use the postcode WV4 4XE

NB

Viewing is strictly by prior appointment via the selling agents.

Carpets and blinds, and plantation shutters are included.

Light fittings, curtains and some furniture/contents are potentially negotiable.

Offers are invited for consideration.

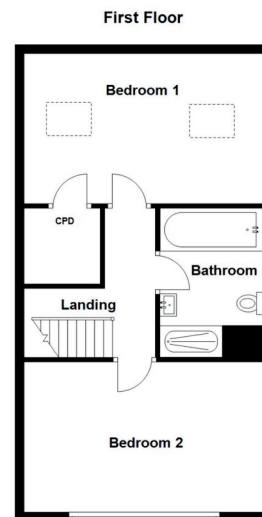
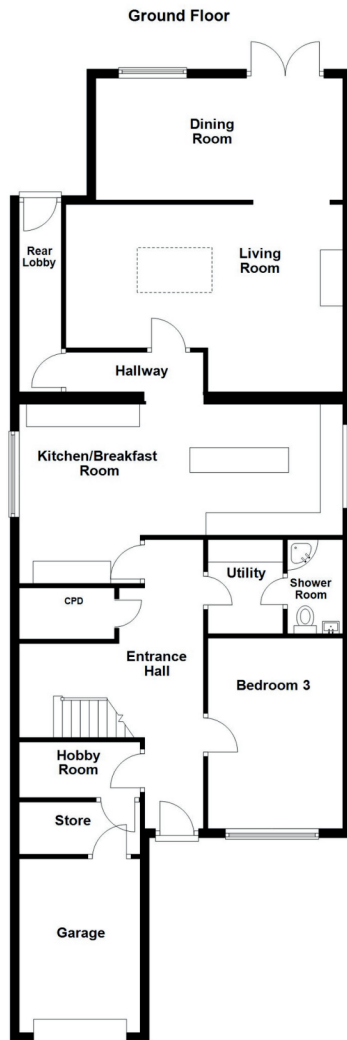
Title: Freehold

Council Tax: South Staffordshire Band E

Energy Performance Rating: E



Total Floor Area = 216 square metres



Woodford, Penstone Lane, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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