



19 Springhill Lane, Penn, Wolverhampton, West Midlands, WV4 4SN





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A traditionally appointed semi-detached property which has been exceptionally well maintained by the current owners during their tenure and is presented to a very high standard standing in a sought after and convenient residential address.

(EPC: tbc). WOMBOURNE OFFICE.

## LOCATION

Springhill Lane has long since been considered to be one of the most highly regarded addresses within the area. The wide ranging local facilities provided by the picturesque village of Wombourne are within a few minutes drive, there is a wide variety of facilities available within Penn itself and the extensive amenities afforded by Wolverhampton City Centre, Dudley and Stourbridge are all within easy travelling distance. Furthermore, the area is well served by schooling in both sectors.

## DESCRIPTION

19 Springhill Lane is a traditionally appointed semi-detached property which has been exceptionally well maintained by the current owners during their tenure and is presented to a very high standard. There is a driveway suitable for parking several vehicles off road, and a spacious south facing rear garden with a freestanding storeroom, summer house and space for a shed. The internal accommodation briefly comprises open plan lounge and dining room, downstairs w/c, extended kitchen dining room with part vaulted ceiling, Dayrooms kitchen units and fitted with Neff appliances and Amtico flooring, to the ground floor. There are three double bedrooms and a modern family bathroom to the first floor. The property benefits from central heating and double glazing.

## ACCOMMODATION

A composite double glazed door gives access directly into the ENTRANCE HALL which has double glazed opaque leaded windows to the front and side elevations, the staircase with wooden balustrades rises to the first floor landing and has storage beneath and wooden flooring. There is a CLOAKROOM/ WC with pedestal wash hand basin, low level w/c, part tiling to the walls, double glazed leaded opaque window to the side elevation and radiator. The LOUNGE AREA has a double glazed leaded bay window to the front elevation and space for log burner. The DINING AREA has double glazed french doors opening onto the rear garden and two radiators. The KITCHEN/DINING ROOM is fitted to a very high standard with a range of good quality wall and base units from Dayrooms, with complimentary work surfaces, inset one and a half bowl sink and drainer, fitted ceramic hob and a range of integrated appliances including double oven, dishwasher, washing machine, fridge and freezer. There is a door into the rear garden, double glazed window to the rear elevation and remote control Velux skylight fitted in a part vaulted ceiling, Amtico flooring and horizontal decorative radiators.

To the FIRST FLOOR LANDING there is a double glazed leaded window to the front elevation, airing cupboard providing storage, loft access and radiator. There are THREE DOUBLE BEDROOMS, the principal bedroom having fitted wardrobes and double glazing window to the front elevation, Bedrooms 2 and 3 have double glazed windows to the rear. The FAMILY BATHROOM is fitted with a modern white suite comprising bath with glazed screen and multi headed shower, vanity wash hand basin and w/c, double glazed opaque leaded window to the side elevation, tiling to the walls and flooring and spotlights.

## OUTSIDE

There is a large driveway to the front of the property which affords off road parking on a block paved driveway, for several vehicles, it is enclosed by a low dwarf wall and has side gated access to the rear garden.

The REAR GARDEN is a particular feature of the property as it is south facing with full width patio and gives access for a freestanding storage building with elevating door and further side access through a upvc door back into the garden. There is a large lawned area with planting borders and a rear patio where lies a pretty Summerhouse, which has lighting and power and can be used as a home office, and further hard standing for a shed, there is fencing to the boundary.

## SERVICES

We are informed by the Vendors that all main services are installed.

## COUNCIL TAX

C - Wolverhampton CC.

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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EPC: tbc

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# 19 SPRINGHILL LANE LOWER PENN

HOUSE: 94.4sq.m. 1016sq.ft.  
STORE & SUMMERHOUSE: 19.5sq.m. 210sq.ft.  
**TOTAL: 113.9sq.m. 1226sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





