

THE OLD VICARAGE, 62 CHURCH HILL, PENN, WOLVERHAMPTON, WV4 5JD
ASKING PRICE OF £525,000





Outstanding period style home in one of the areas most sought after locations opposite St. Bartholomew's church and just a short walk away from the highly regarded and Ofsted rated "Outstanding" primary school. Situated on the fringes of Penn Common with glorious views, the beautifully presented three storey accommodation features a large living room, fitted dining kitchen, guest cloakroom, utility room, four double bedrooms, two en-suite shower rooms and a family bathroom.

APPROACH

The property is approached via a shared entry driveway where there is an allocated parking area in front of the property for at least two cars.

RECEPTION HALL

Radiator, oak flooring, staircase to the first floor landing and doors to:

LIVING ROOM 18' 0" x 16' 0" (5.49m x 4.88m)

Double-glazed double doors opening out to the rear garden, two radiators, oak flooring and an attractive feature fireplace.



DINING KITCHEN 28' 9" x 12' 4" (8.78m max x 3.78m max, 3.13m min)

DINING / SITTING AREA Radiator, door to a useful pantry and recessed fireplace.

KITCHEN AREA

Having a domed ceiling Velux opening window, double doors providing access to a private walled courtyard and a doorway to the utility room. The modernised kitchen has under floor heating and is fitted with a comprehensive range of wall, drawer and base units with granite work surfaces above and integral appliances include a fridge, freezer and dishwasher.

UTILITY ROOM 9' 5" x 8' 0" (2.89m max x 2.44m)

Tiled floor, plumbing for a washing machine, door the reception hall and a useful fitted storage cupboard.

GUEST CLOAKROOM

Oak flooring, part tiled walls, close coupled w.c. and wash hand basin.

FIRST FLOOR LANDING

Double-glazed window, radiator, linen cupboard and doors to:

BEDROOM ONE 16' 0" x 18' 0" (4.9m x 5.5m max, 3.6m min)

Double-glazed window, radiator, built in double wardrobe and door to an en-suite shower room.

EN-SUITE SHOWER ROOM

Tiled floor, tiled walls, towel rail and suite comprising pedestal wash hand basin, close-coupled w.c and shower enclosure.

BEDROOM TWO 15' 8" x 9' 5" (4.8m x 2.89m)

Double-glazed window, radiator and built in wardrobes.



FAMILY BATHROOM

Double-glazed obscure window, towel rail and suite comprising pedestal wash hand basin, close-coupled w.c and freestanding bath.







SECOND FLOOR LANDING

Double-glazed window, radiator and doors to:

BEDROOM THREE 18' 2" x 16' 0" (5.55m max, 3.62m min x 4.9m)

Double-glazed window to the rear, radiator, fitted double wardrobe and door to an en-suite shower room.

EN-SUITE SHOWER ROOM

Tiled floor, tiled walls, towel rail and suite comprising pedestal wash hand basin, close-coupled w.c and shower enclosure. There are connecting doors to bedroom three and the landing.



BEDROOM FOUR 16' 0" x 12' 11" (4.88m x 3.94m)

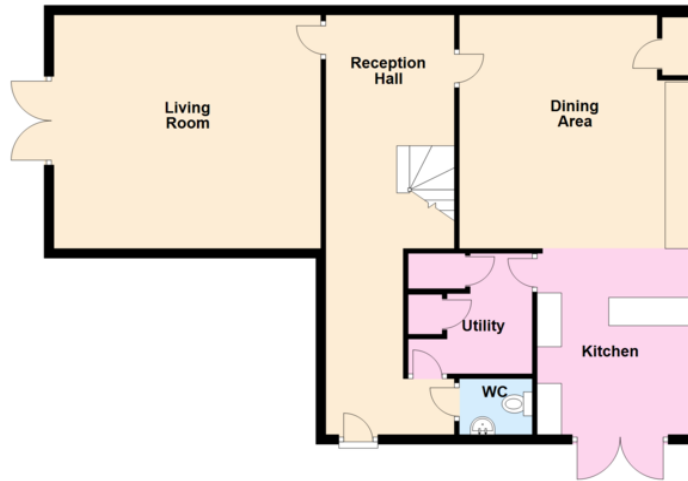
Double-glazed window and radiator.

GARDEN

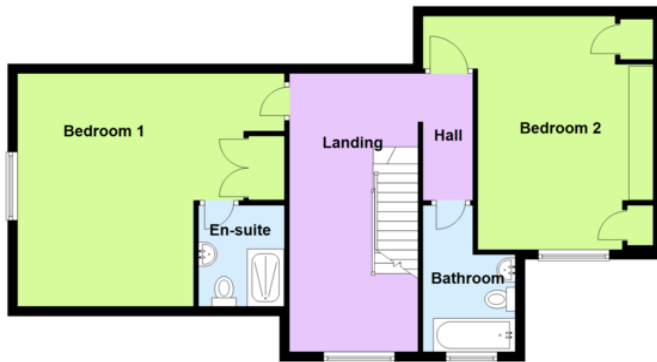
The property has an attractive landscaped garden with steps to the living room and a gated passage providing access to the entrance courtyard and parking area. A further private courtyard with a useful store is also accessible from the front entry and the kitchen.



Ground Floor



First Floor



Second Floor

