



9 Hopstone Gardens, Penn, Wolverhampton, West Midlands, WV4 4DD

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Extended four bedroom home ideally located in the Wolverhampton suburb of Penn with the advantage of open parkland to the rear.

Wolverhampton 1.9 miles, Birmingham 16.0 miles (All distances are approximate)

LOCATION

Hopstone Gardens is located off the A449 Penn Road giving excellent access to Wolverhampton, Stourbridge, Kidderminster and the motorway network. Local shopping is available on Penn Road with further facilities in Wolverhampton City centre. The rear of the property has access to parkland leading to the Penn Road shopping area.

DESCRIPTION

A substantial detached property which has been extended to give four bedrooms, large lounge, dining room and kitchen. The property benefits further from part UPVC and aluminium double glazing and gas central heating.

ACCOMMODATION

The property is entered via a PORCH with door to front and door giving access to HALLWAY. GUEST CLOAKROOM comprising W.C., wall mounted wash hand basin, window to the side and vinyl flooring. LOUNGE having aluminium double glazed sliding window to the front, glazed door and panels to the hall, wiring for wall lights, tiled fireplace with hearth, wooden mantle and fitted electric fire. The DINING ROOM has UPVC double glazed French doors with glazed side panels to the rear garden and wiring for wall lights.

BREAKFAST KITCHEN with a range of base cupboards and drawers having work surfaces over and 1.5 bowl sink unit, matching wall cupboards and display cabinets, integrated gas double oven, five burner gas hob with extractor hood above, slimline dishwasher, fully tiled walls, tiled floor, ceiling spotlights and access to understairs cupboard with power point, light, tiled floor and fitted shelving. Door to LOBBY with vinyl flooring giving access to UTILITY with base cupboard and drawer, worktop over, stainless steel sink unit, space and plumbing for washer and dryer, tiled splashback, space for freezer and window to the rear. GARDENERS W.C. With wash hand basin, window to the side and vinyl flooring.

From the hallway staircase leads to the FIRST FLOOR LANDING with access to loft and Airing Cupboard with radiator and fitted shelving. BEDROOM ONE has two UPVC double glazed windows to the rear and fitted furniture to include headboard, shelving and double wardrobe with mirrored sliding door. BEDROOM TWO is located to the front of the property with fitted double wardrobes, dressing table and

overhead cupboards. BEDROOM THREE has a UPVC double glazed window to the rear, full height window to the front and two fitted double wardrobes and a dressing table. BEDROOM FOUR has a UPVC double glazed window to the rear. BATHROOM comprising W.C., wash hand basin with vanity cupboard below, bath with shower over and shower screen, ceiling spotlights, vinyl flooring and window to front.

OUTSIDE

The property is set back from the road behind a block paved driveway with shrub borders leading to SINGLE GARAGE having an up and over door to the front, window to the side, wall mounted gas central heating boiler, power points and light. Gated side access leads to the private, south west facing rear garden with paved seating areas, lawn, mature shrub borders and paved pathway leading to the rear with timber garden shed and gate giving access to parkland.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

Wolverhampton City Council. BAND: E

SERVICES

Verification should be obtained from your surveyor.

POSSESSION

Vacant possession will be given on completion.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING

Contact the WOMBOURNE OFFICE

13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
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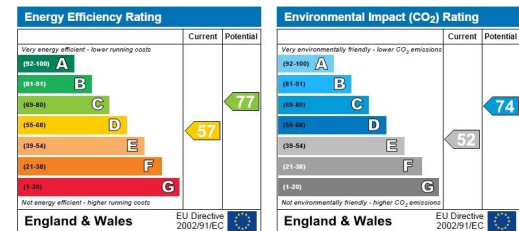
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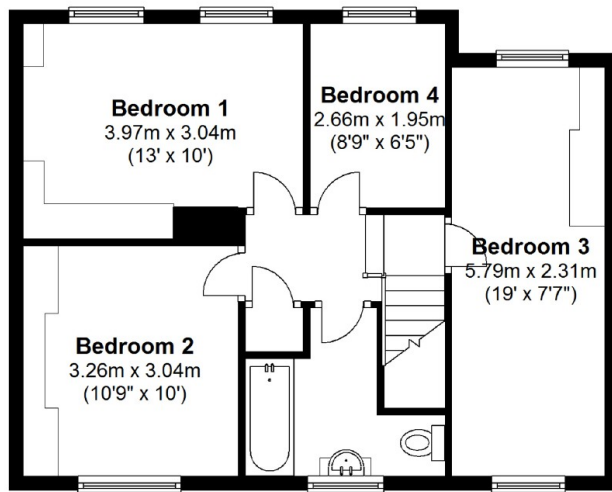
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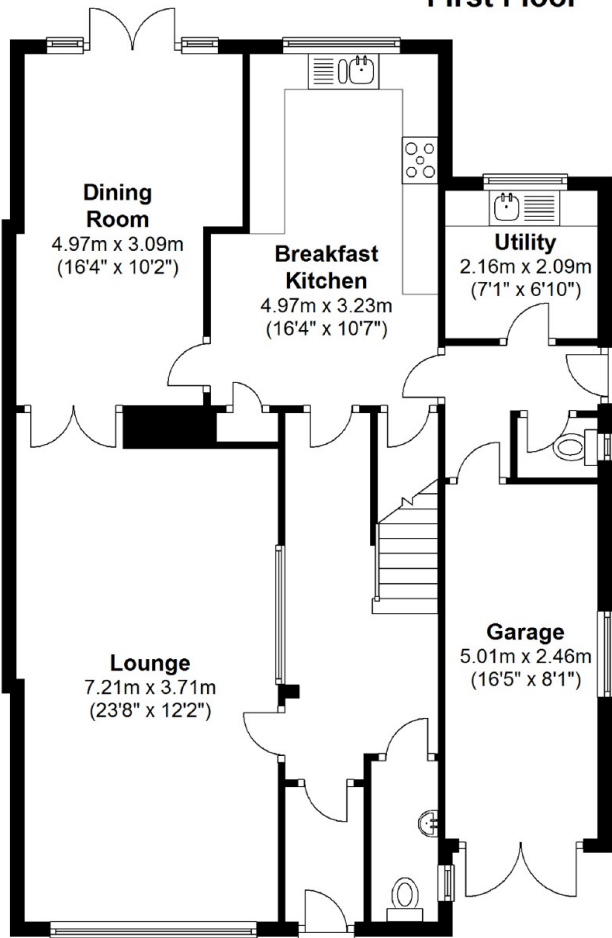
Offers around
£289,950



IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



First Floor



Ground Floor

**9 HOPSTONE GARDENS
PENN**

**Approx Overall Floor Area
133.4sq.m 1435sq.ft.
(excluding garage)**

**FOR GENERAL GUIDANCE ONLY
NOT TO SCALE**



