



43 Sedgley Road, Penn Common, Wolverhampton, South Staffordshire, WV4 5LD

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A well appointed and extended semi-detached house standing in a lovely position
with an open aspect to the rear

LOCATION

Sedgley Road has a lovely, open aspect to the rear and offers convenient travelling to both the Penn Road (A449) and towards Sedgley and Dudley.

Penn Common is a protected area on the border of South Staffordshire. It enjoys many bridle paths and public footpaths with an 18-hole private Golf Course. Within three miles of Wolverhampton City Centre, the property is ideally located for commuting to many of the major centres in the West Midlands including Dudley, Stourbridge and Birmingham. There is a primary school within walking distance and the wider area is well served by schooling in both sectors and for all age groups.

DESCRIPTION

43 Sedgley Road has undergone a full scheme of improvement during the current owners tenure and now offers a generous family home with spacious driveway with off road parking for several vehicles, large garage and lovely private rear garden, ideal for families with open views across the rear. The internal accommodation comprises lounge with provision for hard wired surround sound speakers, open plan kitchen, dining and family room, separate utility, study, downstairs cloakroom/wc and garage. Upstairs there is a Jack & Jill ensuite shower room to the principal bedroom and bedroom 4. There are two further double bedrooms and a re-fitted, contemporary bathroom suite. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

An arched OPEN PORCH with tiled floor and composite door with opaque double glazed panels and matching side window gives access into the HALLWAY with staircase with oak balustrades rising to the first floor landing and open understairs. The LOUNGE has a double glazed bay window with window seat, recessed shelving and decorative log feature set in the chimney with tiled fireplace and recess for a wall-mounted TV with wired-in surround-sound speakers. The kitchen has been extended and now offers a contemporary FAMILY LIVING KITCHEN being the focal point of the ground floor with recess for a wall-mounted TV and fireplace, recessed shelving and tri-fold doors to the rear garden, large recessed raised radiator, recessed alcoves, breakfast bar and fitted dining table with wiring for downlights and spotlights. The kitchen area is fitted with a range of Shaker-style wall and base units with complementary work

surfaces, large inset single drainer sink unit with decorative mixer tap, four-ring gas hob with fitted extractor over, single oven, integrated dishwasher, storage cupboard with shelving and a door into the UTILITY ROOM. This has a single drainer sink unit with mixer tap, plumbing and space for a washing machine and wall-mounted central heating boiler. A door leads into the CLOAKROOM with low-level wc and corner wash hand basin with stainless steel mixer tap. A door from the utility leads into the STUDY with double glazed French doors to the rear garden and another door leads into the side passage giving access to the garage.

The staircase rises to the first floor LANDING with large loft access and pull down ladder, and double glazed window to the front elevation. The BATHROOM is fitted with a white suite comprising freestanding with pull-out shower and fitted waterfall tap, wash hand basin, low-level wc, double glazed window to the rear elevation, decorative tiled walls, chrome heated ladder towel rail and tiled floor. The PRINCIPAL BEDROOM has double glazed windows to the rear elevation, wardrobes with sliding mirrored doors, fitting for a descending tv and access to a Jack and Jill ENSUITE with double shower cubicle with sliding door, low-level wc, vanity wash hand basin, heated ladder towel rail and spotlights and a door into BEDROOM 4 with double glazed window to the front elevation and wardrobes with sliding mirrored doors. BEDROOM 2 has fitted wardrobes, double glazed window to the front elevation and BEDROOM 3 has a double glazed window to the rear elevation and recessed alcoves.

OUTSIDE

The property benefits from a large frontage with lawn area with established borders, part-slabbed driveway affording parking off-street for several vehicles, fencing to the boundary and giving access to the GARAGE which has an electronically operated roller shutter door.

A narrow pedestrian access leads to the REAR GARDEN with full-width slabbed patio, lawn and children's play area with treehouse and fencing to the boundary.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND D - South Staffordshire DC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

**13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744**

tettenhall@berrimaneaton.co.uk

**22/23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
01746 766499**

bridgnorth@berrimaneaton.co.uk

**High Street
Wombourne
Wolverhampton
WV5 9DP
01902 326366**

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

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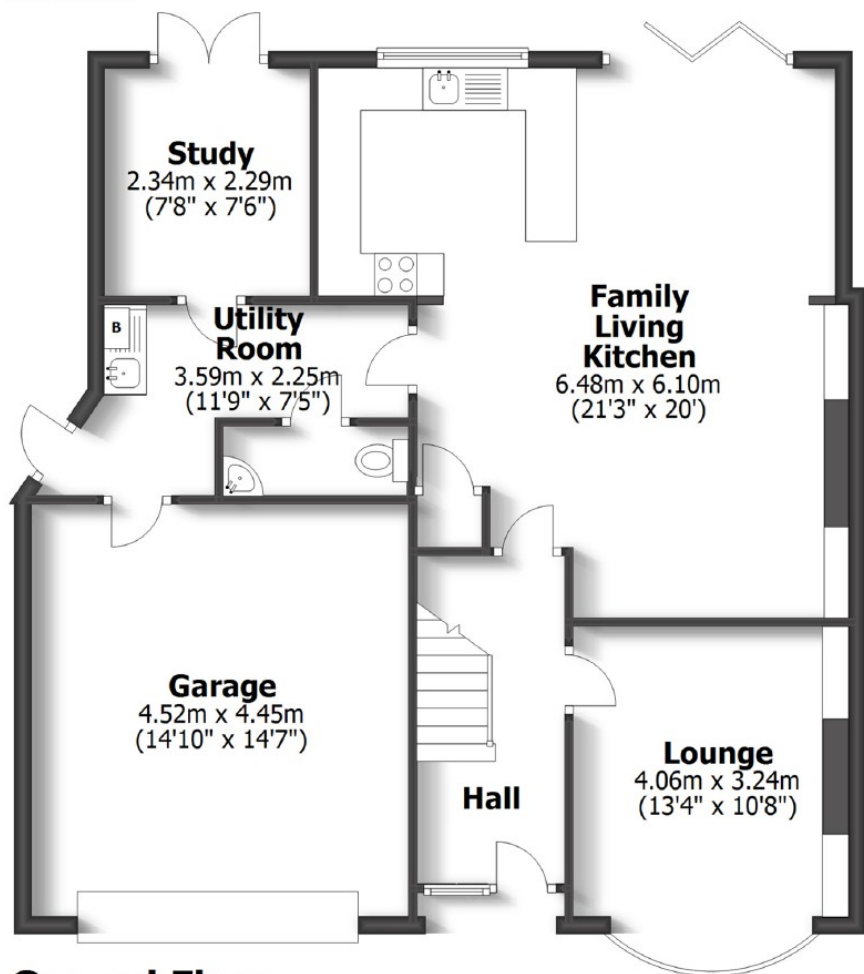
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



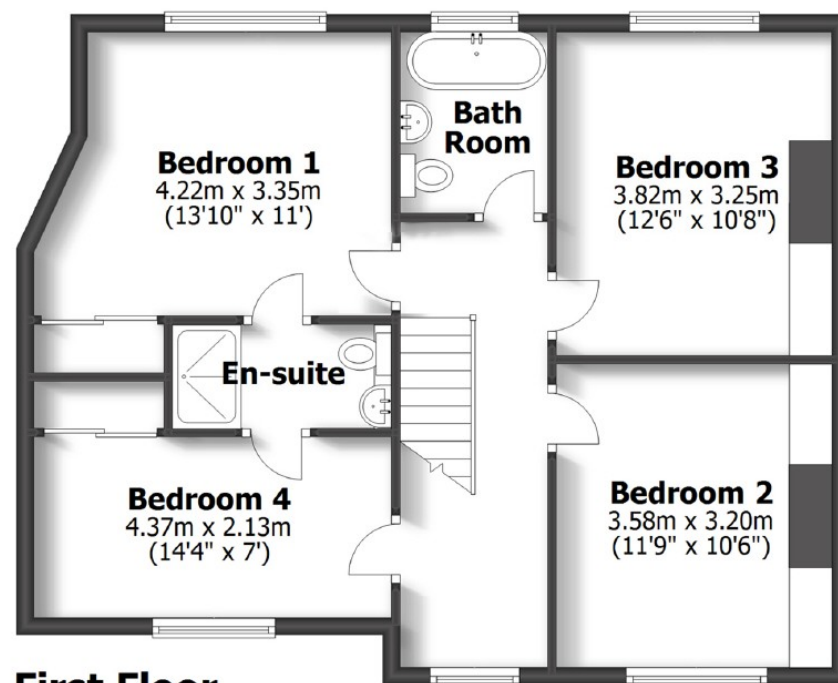
**43 SEDGLEY ROAD
PENN COMMON**

HOUSE: 135.6sq.m. 1460sq.ft.
 GARAGE: 20.1sq.m. 216sq.ft.
TOTAL: 155.7sq.m. 1676sq.ft.

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



Ground Floor



First Floor

