



28 Sedgley Road, Penn Common, Wolverhampton, South Staffordshire, WV4 5LG

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A delightful detached house offering four bedrooms and high quality kitchen and bathrooms standing in a sought after and convenient situation

LOCATION

Sedgley Road has a lovely, open aspect 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

28 Sedgley Road has an attractive, rendered, part-timbered and gabled elevation. It has double glazed windows throughout, gas-fired central heating and low-maintenance front and rear gardens. Internally the accommodation is beautifully presented with high quality kitchen and bathroom suites and the kitchen was re-fitted approximately three years ago. There are three double bedrooms to the first floor all with an abundance of fitted furniture including wardrobes with hanging space and shelves and chests of drawers together with a fourth bedroom / study.

ACCOMMODATION

A CANOPY PORCH across the front bay, with pillars and tiled floor gives access through a double glazed and stained glass leaded composite front door with matching panes to the side and over into the light and airy ENTRANCE HALLWAY with laminated floor, decorative coving and radiator cover, understairs storage and staircase rising to the first floor landing. A glazed leaded door leads into the DINING ROOM with a double glazed leaded walk-in bay window to the front elevation, plate rack and chimney breast with Adam style fireplace with tiled slips and hearth housing a coal-effect gas fire. There is a glazed and leaded door into the LOUNGE with chimney breast with brick fireplace with wood mantle over and tiled hearth housing a coal-effect gas fire, ceiling beams and UPVC French doors and windows to the rear garden. A glazed panelled door opens into the KITCHEN which is fitted with a full range of wall and base units with complementary work surfaces and under-unit lighting, 1½ bowl composite granite sink and drainer with contemporary mixer tap, integrated Bosch oven and Bosch combi-microwave oven and grill, induction hob with extractor over, integrated Bosch dishwasher, integrated Bosch fridge freezer, tiled floor with underfloor heating, spotlights, contemporary radiator, double glazed and leaded window to the side elevation, door into the garage and glazed door into a SIDE LOBBY with bespoke base

units and display cupboards with wine rack, tiled floor and UPVC external door to the garden. The CLOAKROOM is beautifully fitted with storage cupboards, tiled floor, vanity unit with wc, circular wash basin set atop a unit with contemporary tap, chrome ladder towel rail, coved ceiling and opaque glazed window to the rear.

The staircase with white-painted spindles and polished banisters rises to the first floor GALLERIED LANDING with double glazed leaded window to the front elevation and loft access with pull-down ladder. There are three double bedrooms, all with fitted furniture including wardrobes with hanging rails and shelving. There is a step down into BEDROOM 1 which has double glazed leaded windows to the front and side elevations, fitted wardrobes and chests of drawers. BEDROOM 2 has laminate flooring, double glazed leaded window to the front elevation, coved ceiling and fitted wardrobes with dressing table and cupboards. BEDROOM 3 has a double glazed leaded window overlooking the rear garden and fitted wardrobes and BEDROOM 4 is currently being used as an office and has a double glazed leaded window to the rear garden. A step down leads into the large, fully-tiled FAMILY BATHROOM with raised freestanding roll-top bath with claw feet, vanity unit with wash hand basin and wc and cupboards, chrome ladder towel rail, separate shower cubicle with bi-fold glass door, built-in cupboard with shelving, coved ceiling and double glazed leaded opaque windows to the side and rear elevations.

OUTSIDE

The property is approached over a gated, gravelled driveway affording off-street parking for several vehicles. There is brick wall and fencing to the boundaries and a charming rockery garden to the front. The over-sized single GARAGE has an electronically operated fob-control elevating door, storage to the rear, wall-mounted gas-fired central heating boiler and stainless steel single drainer sink unit with mixer tap to one side with plumbing for a washing machine and space for a tumble dryer and a door into the kitchen.

Gated side access leads to the low maintenance REAR GARDEN which has fencing to the boundary, gravelled patio, drystone wall and steps down to the paved and gravelled terrace. There are shale beds with mature shrubs and plants and a preferred south-westerly aspect. There is gated access leading on to Cotsdale Road.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND E - 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**

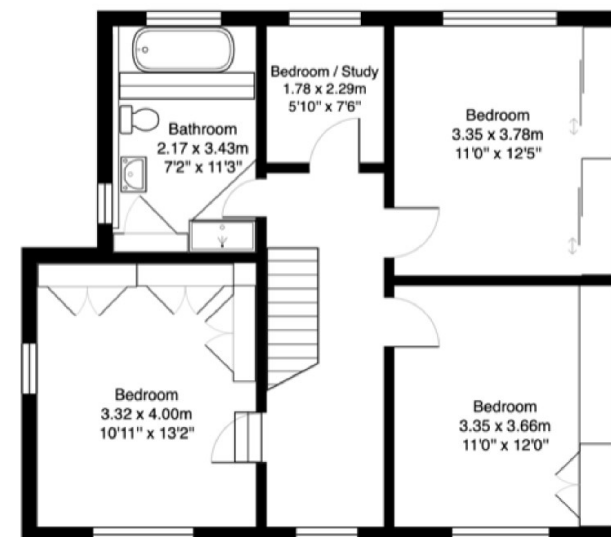
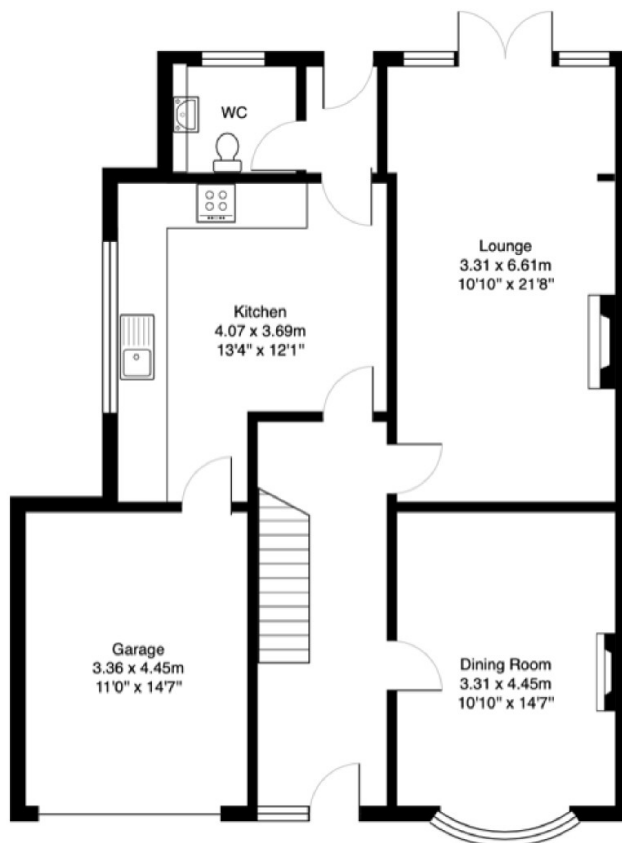
wombourne@berrimaneaton.co.uk

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Offers around
£375,000

EPC: E

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.



Total Area 137.4 m² ... 1479 ft² (excluding garage)

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

