



27 Showell Lane, Lower Penn, Wolverhampton, WV4 4TZ



# 27 Showell Lane, Lower Penn, Wolverhampton, WV4 4TZ

An outstanding family home providing spacious accommodation which has been skilfully extended and which stands in a highly sought after address in a superb plot of almost half an acre in total

## LOCATION

The property stands in a respected area surrounded by houses of quality and has long since been regarded as one of the most sought after locations within the locality in a lovely position on the fringes of the Wolverhampton and South Staffordshire borders within easy access of Wombourne village, the local facilities afforded by Penn and the city centre.

The house stands on the preferred side of Showell Lane with a South facing rear aspect and stunning views over open fields and farmlands beyond the garden.

## DESCRIPTION

27 Showell Lane is an exceptional, detached residence of much style and distinction which has been substantially extended over the years so that it now provides six bedroomed accommodation which is appointed to an impressive standard throughout.

One of the principal attractions of the property is the superb plot within which it stands with a total area of almost half an acre.

The house has an attractive, part timbered and gabled front elevation with some superb oak joinery to the porch and it stands behind a deep frontage which provides ample off street parking with wrought iron remote control gates.

## ACCOMMODATION

The oak framed PORCH has a double glazed front door with double glazed windows to either side opening into the ENTRANCE LOBBY with a door to the RECEPTION HALL with oak flooring, a cloaks and storage cupboard, a walk in cloaks store with oak flooring and a double glazed window. The LOUNGE is a large room with a double glazed side window and double glazed bi-fold doors to the rear garden, oak flooring to part, a gas fired stove standing in a recessed fireplace, coved ceiling, dado rail and an open arch into the STUDY which provides and ideal room for those wishing to work from home with a double glazed rear window, coved ceiling, dado rail, wiring for wall lights and an arched display alcove. There is a SITTING ROOM with a walk in double glazed bow window to the front and an internal double glazed side window, a living flame coal effect gas fire standing within a stone style surround, coved ceiling and laminated flooring. The FAMILY ROOM has a gas fired stove standing on a quarry tiled hearth, coved ceiling, oak flooring and an open doorway through into the DINING ROOM which has double glazed French doors to the rear garden, a double glazed side window, coved ceiling and oak flooring. An open doorway from the family room leads to the BREAKFAST KITCHEN with a range of wall and base mounted cupboards with a sink unit, space for a range style cooker with stainless steel extraction chimney above, an integrated Neff dishwasher, an integrated Baumatic fridge, tiled floor, integrated ceiling lighting, two double glazed rear windows, a door to an INNER LOBBY with airing cupboard and a door

to the garage with a further door from the kitchen opening into the LAUNDRY with plumbing for a washing machine and space for a tumble dryer, stainless steel sink and part tiled walls, wall and base mounted cupboards, tiled floor, a double glazed door to the garden and a door to the CLOAKROOM with a contemporary white suite with a WC, wash basin set within a vanity unit, part tiled walls, tiled floor and a double glazed window.

A staircase with turn balustrading rises from the reception hall to the galleried landing with a double glazed window to the front, access to the roof space, coved ceiling, integrated ceiling lighting and shelved storage cupboard. The PRINCIPAL SUITE has a large double bedroom with fitted wardrobes, coved ceiling, a double glazed window taking maximum advantage of the views to the rear and a well appointed EN-SUITE SHOWER ROOM with a fully tiled double shower with rain fall head, WC with concealed flush and wash basin set within a vanity unit with cupboards beneath and granite top, granite floor tiled, tiled floor, integrated ceiling lighting, recessed and downlit mirror, a double glazed window and a period style radiator with heated towel rail attachment. The SECOND SUITE has a large double bedroom with a double glazed window to the front, fitted wardrobes either side of a central chest of four drawers and an EN-SUITE SHOWER ROOM with a fully tiled corner shower, WC and pedestal basin, part tiled walls, tiled floor, integrated ceiling lighting, a double glazed side window and a backlit wall mounted mirror. There are THREE FURTHER DOUBLE BEDROOMS, all of which have ceiling coving and double glazed windows with one having a wide bank of fitted wardrobes and BEDROOM SIX is a good sized room with a double glazed rear window. The BATHROOM has a white suite with a panelled bath, pedestal basin with WC, separate fully tiled shower cubicle, part tiled walls, integrated ceiling lighting, a double glazed window and a towel rail radiator.

## OUTSIDE

27 Showell Lane stands behind an impressive frontage with remote control wrought iron gates standing between brick piers, stocked and matured borders and an extensive gravel DRIVEWAY providing ample parking for several cars. There is a GARAGE with remote controlled electrically operate roller shutter door, a wide bank of storage cupboards, concrete floor, electric light and power and an internal door to the rear lobby.

The REAR GARDEN is an outstanding feature of the property with an extensive paved entertainment terrace to the rear of the house leading to the large lawns beyond with further paved patio with chequerboard relief, a garden store, stocked beds and borders and a beautifully open aspect to the rear. There is a total plot size of approximately 0.41 acres

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

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Offers around  
£745,000

EPC: tbc

**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.

# 27 SHOWELL LANE

## LOWER PENN

HOUSE: 230.1sq.m. 2476sq.ft.  
GARAGE: 20.8sq.m. 224sq.ft.  
**TOTAL: 250.9sq.m. 2700sq.ft.**

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







