



28 Lloyd Hill, Stourbridge Road, Penn, Wolverhampton, WV4 5NE

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An immaculately presented and spacious six bedroom family home standing in a highly regarded location.

LOCATION

The property stands in a convenient position towards the end of Penn Road / Stourbridge Road close to the roundabout with Warstones Road and Showell Lane. There are a wide range of local facilities available along Penn Road itself whilst the further, more extensive amenities afforded by Wombourne Village centre and the City Centre of Wolverhampton itself are within easy reach. Regular bus services run along the length of the Penn Road and the area is particularly well served by schooling in both sectors.

DESCRIPTION

28 Lloyd Hill is a modern residence which was constructed about 10 years ago to a full specification with extensive accommodation over three floors. The property is presented to an exceptional standard throughout and benefits from a high level of appointment including stylish kitchen and bathroom suites. There is gas fired central heating, an intruder alarm and either double or triple glazing to all of the windows.

ACCOMMODATION

An enclosed PORCH with tiled floor has a front door opening into the HALL with polished wooden flooring and a door into the well appointed GUEST CLOAKROOM with a white suite of WC and vanity unit with wash basin, tiled floor, part tiled walls and a contemporary radiator. Double doors from the hall open into the LOUNGE which is a well proportioned room with a walk in triple glazed bay window to the front and a living flame coal effect gas fire standing within a contemporary surround. The LIVING KITCHEN is an excellent room in size with ample space for preparation, dining and seating areas. The kitchen area has a comprehensive range of wall and base mounted cupboards with granite working surfaces and an undermounted ceramic sink, a five ring Electrolux stainless steel gas hob with stainless steel extraction chimney above and built under electric oven, an integrated Electrolux dishwasher, a breakfast bar, vaulted ceiling and a double glazed window overlooking the rear garden. The entire room has ceramic floor tiling, there is integrated ceiling lighting and double glazed doors and windows leading to the GARDEN ROOM which is double glazed with French doors to the garden, integrated ceiling lighting and a radiator helping to ensure the room is useable all year round. A door from the kitchen opens into the LAUNDRY with base mounted cupboards, granite work surface with under mounted stainless steel sink and an integrated Electrolux washer dryer, a double glazed window, a double glazed side door and an internal door to the garage.

An oak staircase with glass balustrading rises from the hall to the galleried first floor landing with a linen cupboard and a triple glazed front window. Double doors open into the PRINCIPAL SUITE with a double

bedroom with triple glazed windows to the front, a dressing area with a wide bank of fitted wardrobes and a double glazed window overlooking the rear garden and an EN-SUITE SHOWER ROOM with a well appointed suite with twin wash basins set within a vanity unit with cupboards beneath and plinth pinpoint lighting and backlit mirrors above each sink, a WC with concealed flush and fully tiled corner shower with rainfall head and separate hose, a double glazed window, tiled floor, a shaver point and a contemporary towel rail radiator. BEDROOM TWO is a good double room in size with two double glazed windows overlooking the rear garden. BEDROOM THREE is also a double room in size with a triple glazed window to the front and the BATHROOM has a well appointed contemporary suite with a tiled bath with mixer tap with shower attachment and separate fully tiled corner shower with rainfall head and separate hose, a vanity unit with built in cupboards, sink and WC with concealed flush, a double glazed side window, tiled floor, tiled walls, shaver point, integrated ceiling lighting, backlit sensor mirror, shaver point and a chrome towel rail radiator.

A further staircase with glazed balustrading rises to the second floor landing which is large enough to be used as a study. BEDROOM FOUR is a good double room in size with a wide bank of fitted wardrobes, coordinating knee hole dressing table and triple glazed window to the front. BEDROOM FIVE is a good double room in size with a triple glazed window to the front and wardrobe. BEDROOM SIX is also a double room in size with a double glazed window to the rear and there is a well appointed SHOWER ROOM with a fully tiled shower with rainfall head and separate hose, ranges of base mounted storage cupboards, WC with concealed flush and wash basin, a double glazed window, tiled floor, shaver point and a chrome towel rail radiator.

OUTSIDE

A shared driveway leading to just two properties in total provides access to the PRIVATE DRIVEWAY laid in brick pavements providing ample off street parking for several cars. There is an integral GARAGE with an elevating door, electric light and power, a double glazed side door and an internal door to the laundry.

There is secured side access to the REAR GARDEN which benefits from a paved patio, shaped lawn, beds and borders and a glass greenhouse.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND G - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers around
£635,000

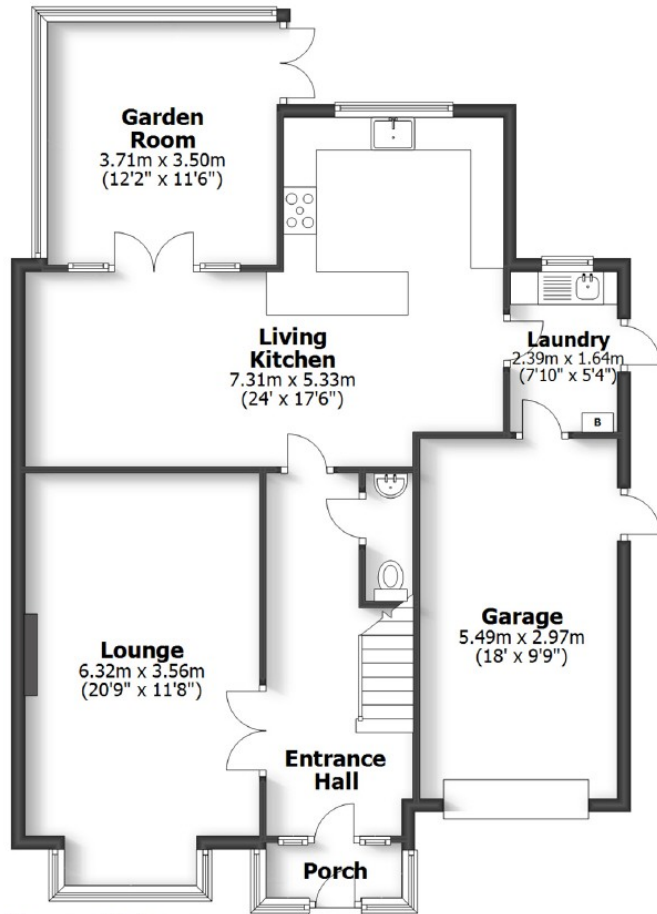
EPC: C

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.

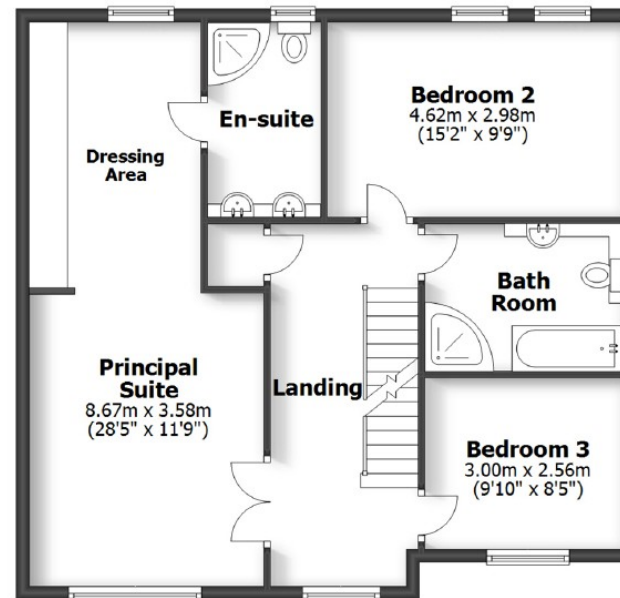


28 LLOYD HILL
STOURBRIDGE ROAD, PENN

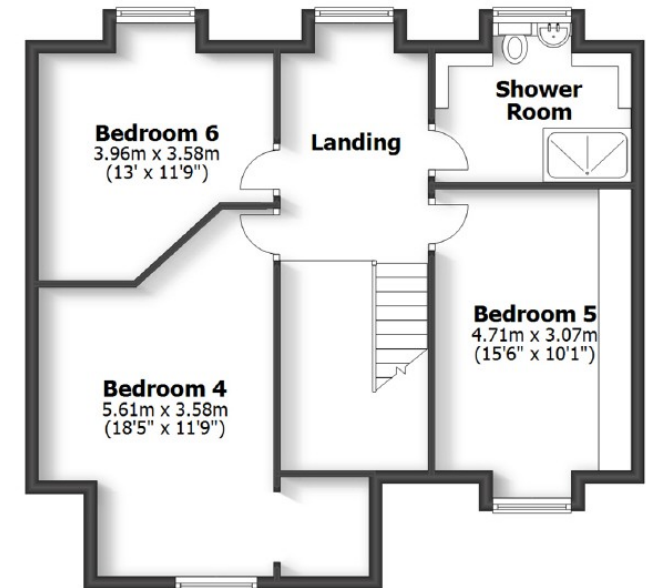
HOUSE: 226.5sq.m. 2438sq.ft.
 GARAGE: 16.3sq.m. 176sq.ft.
TOTAL: 242.8sq.m. 2614sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

