

Rees Page



Pendene, Penstone Lane, Lower Penn, Wolverhampton, WV4 4XE

Situated on the outskirts of the desirable village of Lower Penn, South Staffordshire, within a semi-rural location. This individual and desirable dorma-detached bungalow residence commands viewing for full appreciation.

This two/three-bedroom home is delightfully presented and modernised throughout, and of particular note is the generous plot with outlooks over fields to the front and rear. A spacious landscaped frontage with ample parking and well-kept garden, plus access to the double garage. Whilst to the rear is a charming extensive garden, a delight for nature lovers, gardeners, and arguably ideal for dog owners and those with children/grandchildren - natures playground.

Viewing is highly recommended for full appreciation of this delightful home, and the further potential it offers (want to extend, subject to any necessary permissions, this could be the one). Speak with us now to discuss an appointment to view.

Offers Around

£485,000



Entrance

Is made via a double glazed porchway with ceiling light and tiled floor, with door into.

Reception Hall

With a ceiling light, radiator, cloak cupboard, parquet floor, and doors into.

Lounge

16' 1" x 11' 3" (4.90m x 3.43m)

With a double glazed front bow window, coving, wall lights, laminate flooring, fireplace with inset log burner, two radiators, TV point, double glazed rear window and door into.



Conservatory

10' 7" x 8' 3" (3.23m x 2.51m)

With double glazed windows and doors to rear garden, ceiling light and fan and tiled floor.

Bedroom One

12' 0" 9 (max) x 9' 7" (3.66m x 2.92m)

Having a ceiling light point, radiator and double-glazed front window.

Bedroom Two

13' 10" x 7' 10" (4.22m x 2.39m)

Having a ceiling light point, radiator, TV point, laminate flooring, and a double-glazed front window.



Shower Room

8' 1" x 5' 7" (2.46m x 1.70m)

Refitted with a modern suite comprising of walk-in glazed shower, WC, washbasin with cupboard below, radiator, part tiled walls, ceiling light, matching cupboards and fittings, and a double-glazed side window.

Kitchen-Dinner-Family Room

22' 3" x 8' 8"(min) (6.78m x 2.64m)

Having modern refitted kitchen units comprising of wall and base units with square edge work surfaces, inset sink & drainer, induction hob, splashback and extractor hood, built in Bosch double oven and a integrated Belling dishwasher, ceiling light, cabinet lights, radiators, ceiling lights, TV point, double glazed window and double doors to rear garden, further door into.



Utility

7' 0" x 3' 11" (2.13m x 1.19m)

Having a fitted base and wall cupboard, work surface, plumbing for a washing machine, tiled floor, ceiling light, double glazed door to rear garden, and a door into.

Shower Room

6' 10" x 2' 9" (2.08m x 0.84m)

With a walk-in shower cubicle, WC, ceiling light, towel radiator, laminate flooring, and two double glazed windows.

Stairs rise from the hallway to a first floor.

Landing

With a Velux window, ceiling light, doors into.

Study/Bedroom Three

8' 9" x 7' 8" (2.67m x 2.34m)

With sloping ceilings (thus restricted headspace in places), ceiling light point and a double-glazed front window.

Attic space/storage areas.

A very useful space! Comprising of a boarded storage area with built in cupboard and storage, ceiling lights, Vie-mann boiler, and door into further attic space that is mostly boarded and has a ceiling light.

Outside

A particular feature of this splendid residence, bar the desirable semirural location, is certainly the extensive and charming grounds. Truly a delight to those with 'green fingers', nature lovers, or simply a fantastic environment for children to nurture and play!

To the fore sits a neatly landscaped garden of extensive block paved driveway and lawn with trees and borders, with pedestrian access to both sides and access to a double garage.

To the rear is spacious established garden with patio areas and lawns plus well stocked borders that leads onto a more natural area with a vast variety of trees and a pool, all of which bring in a wide range of wildlife the vendors inform us.

There is also a shed, greenhouse, pagodas. So much to take in, explore and enjoy.

Double Garage

22' 6" x 16' 10" (6.86m x 5.13m)

With two up and over doors to the front, ceiling lights, plus windows and door to the rear garden.

Location

The property is situated upon a popular Lane within the desirable Village of Lower Penn, South Staffordshire. Southwest of Wolverhampton, and a short drive to the bustling village of Wombourne. With fields to the rear and a front outlook over a working farm, the setting is a must for those that appreciate the outdoors. Nearby (a short brisk walk for most) are The Greyhound pub & restaurant and the South Staffordshire railway walk.

From Wombourne, follow Orton Lane, then on into Penstone Lane and the property can be found on the right.

For SATNAV please use the postcode WV4 4XE

NB

Blinds, floor coverings, and some curtains are included. Light fittings and some furniture are potentially negotiable. Viewing is strictly by prior appointment.

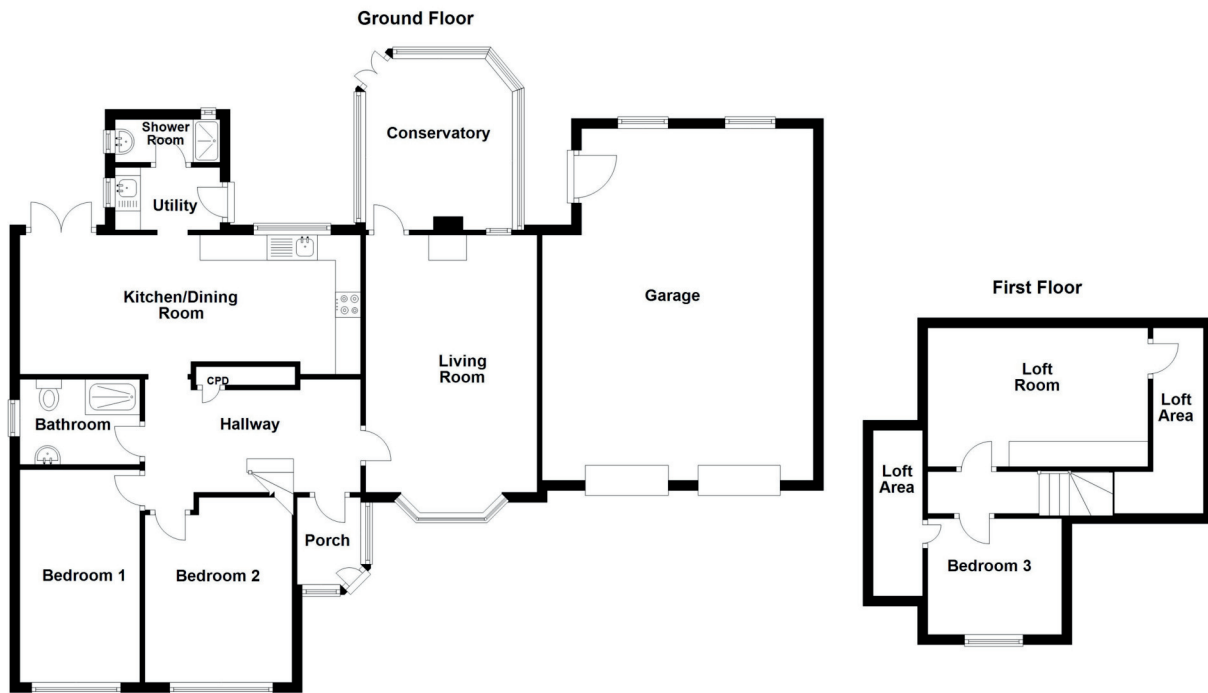
Council Tax

South Staffordshire - Band E = £2543.46

EPC - E(42)

Title - Freehold





These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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