



62 Springhill Park, Lower Penn, Wolverhampton, South Staffordshire, WV4 4TP



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Well presented three bedroom extended property with potential for further extension to create a fourth bedroom.

Wombourne Village 2.1 miles, Wolverhampton 3.1 miles, Birmingham 15.8 miles (All distances are approximate)

LOCATION

Springhill Park is a highly regarded and well established residential address in one the most sought after positions within the Wolverhampton conurbation. There are a full range of local facilities available in both Penn and the picturesque village of Wombourne whilst the more extensive amenities of the City centre itself are within convenient travelling distance.

DESCRIPTION

This extended three bedroom link detached property has been extended to the ground floor to provide lovely flexible family accommodation with mainly double glazed and centrally heated rooms. There is potential for further extension to create an extra bedroom. There is a pleasant rear garden and the agents feel that the property is worthy of an internal inspection for full appreciation.

ACCOMMODATION

Entrance door with stained glass inset leads to the enlarged Entrance Hall with wooden flooring. Cloakroom with wash hand basin and cupboard beneath, W.C. and wooden flooring. Most attractive Lounge/Dining area with inset feature fireplace with pebble stone gas fire, wooden flooring and archway to the dining area. Folding doors give access to the Extended Family room which offers flexibility in its usage and is currently used as a study area which has wooden flooring and patio window leading to the rear garden.

Extended Breakfast Kitchen having a range of base cupboards and drawers with complementary work surfaces over, splash back tiling, further range of wall cupboards and display unit, built-in cooker with gas hob, plumbing for dishwasher, tiled floor, inset sink unit with one and a half bowl sink unit with mixer tap. Separate Utility Room with base cupboard, fitted wall cupboard, plumbing for washing machine and door to garden.

On the first floor there are Three Bedrooms, two with built-in wardrobes. Re-fitted and enlarged Bathroom having a white suite comprising bath, sink unit with storage cupboards, W.C., separate shower cubicle and mirrored cupboard housing the central heating boiler.

OUTSIDE

The property is approached via a block paved drive providing good parking. There is a Garage with door to the rear utility and a most pleasant rear garden with a paved patio and ornamental wall with shaped lawn and borders.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

South Staffordshire District Council. BAND: D

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING

Contact the WOMBOURNE OFFICE

DIRECTIONS

From Wolverhampton City centre take the A449 Penn Road. On reaching the Lloyd Hill traffic island continue straight over into Showell Lane and turn second right into Springhill Park. Take the right hand fork where the property can be found on the right hand side.

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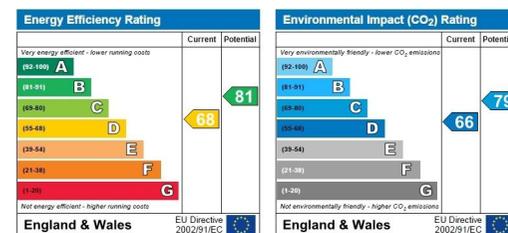
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Offers around
£262,950

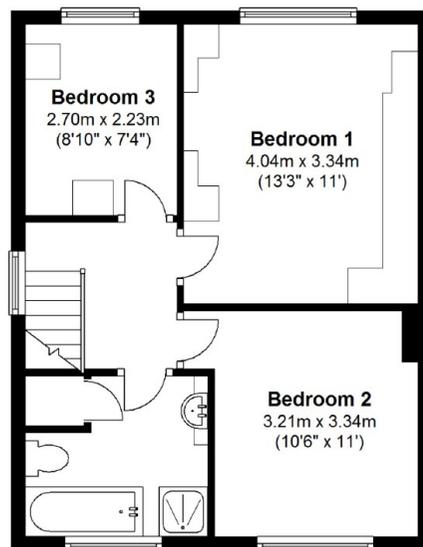
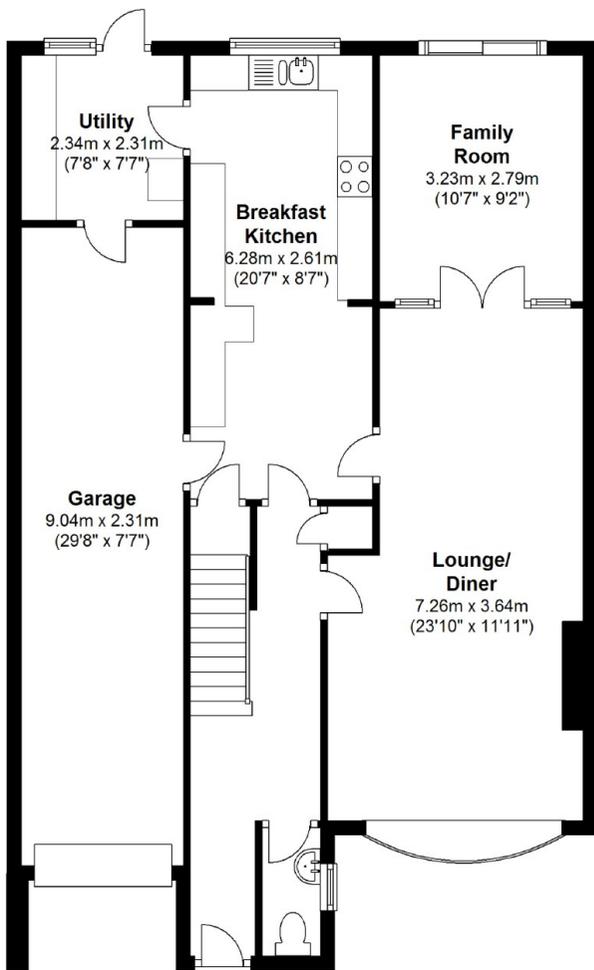


IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

62 SPRINGHILL PARK LOWER PENN

Approx Overall Floor Area
111.7sq.m 1203sq.ft.
(excluding garage)

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE



First Floor



Ground Floor

