



13 Springhill Lane, Wolverhampton, WV4 4SJ

BERRIMAN
EATON

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13 Springhill Lane is a detached family home occupying a good sized plot with off road parking for several vehicles, garage and enclosed private rear garden. The property benefits from central heating, double glazing, solar electric and solar water roof panels.
(WOMBOURNE OFFICE) EPC: C

LOCATION

Springhill Lane has long since been considered to be one of the most highly regarded addresses within the area. The wide ranging local facilities provided by the picturesque village of Wombourne are within a few minutes drive, there is a wide variety of facilities available within Penn itself and the extensive amenities afforded by Wolverhampton City Centre, Dudley and Stourbridge are all within easy travelling distance. Furthermore, the area is well served by reputable schooling for all age groups.

DESCRIPTION

13 Springhill Lane is a detached family home occupying a good sized plot with off road parking for several vehicles, garage and enclosed private rear garden. The internal accommodation briefly comprises open plan lounge and dining room, separate snug/home office, fitted breakfast kitchen, utility and downstairs w/c to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing, solar electric and solar water roof panels.

ACCOMMODATION

A composite front door with matching side panels and opaque leaded stained glass inserts opens into the ENTRANCE HALLWAY with staircase rising to the first floor landing, original Parquet-style wood-block flooring and cupboard understairs. The OPEN-PLAN THROUGH LOUNGE / DINING ROOM has a double glazed bay window to the front elevation, tilt-and-slide patio doors to the rear elevation, double glazed window to the rear elevation, coal-effect gas fire set in a wooden fireplace surround with marble hearth, radiator, wiring for wall lights and door to the SNUG with a double glazed window to the front elevation, radiator and wiring for wall lights. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl sink and drainer with stainless steel mixer tap and filtered water tap, integrated oven with four-ring hob and extractor over, space and plumbing for dishwasher, spaces for fridge and freezer underneath the work surfaces, tiled floor, tiled walls, double glazed window to the rear elevation, and spotlights. A door leads into the UTILITY which has fitted storage, work surface, sink, space and plumbing for a washing machine, double glazed door with opaque top and matching side window opening onto the rear garden, tiled floor and DOWNSTAIRS CLOAKROOM with low-level wc and double glazed opaque window to the rear elevation. A door leads from the utility into the garage.

The staircase rises to the first floor LANDING with double glazed opaque window to the side elevation, storage cupboard (formerly the airing cupboard), access to the boarded loft which has a pull-down ladder, window to the side elevation and eaves storage. There is a SEPARATE WC with double glazed opaque window to the side elevation adjacent to the BATHROOM which is fitted with a white suite comprising large, walk-in shower cubicle with curved doors, waterfall shower head and separate shower attachment, vanity wash hand basin with cupboards below and stainless steel mixer tap, decorative chrome and white period-style radiator, double glazed opaque window to the rear elevation, tiled floor and tiled walls. DOUBLE BEDROOM 1 has a range of fitted wardrobes with overhead storage, double glazed window to the front elevation, coved ceiling and radiator. DOUBLE BEDROOM 2 has a range of fitted wardrobes with overhead storage and incorporating bedside drawer units. There is a double glazed window to the rear elevation, coved ceiling and radiator. BEDROOM 3 is a very good size with bed-frame built over the stairwell, double glazed window to the front elevation, radiator and fitted wardrobe with overhead storage.

OUTSIDE

The property occupies a generous plot with block-paved driveway affording off-street parking for several vehicles, gated access, enclosed fence and lawned foregarden, and planted well-established border. The GARAGE has an elevating door, single glazed opaque window to the side elevation, wall-mounted central heating boiler, striplighting, fitted shelving and door into the utility.

Side gated access along a paved pathway leads to the REAR GARDEN with full-width patio area, good-sized lawn and well planted established borders and fencing to the boundary. We are informed by the sellers that the roof-mounted Solar PV and Hot Water panels benefit greatly from being on the south-facing side of the property (the rear) and are owned and all benefits will be transferred to the buyers.

SERVICES

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

The property benefits from solar panels, with a back up battery, charged by solar energy negating the need to draw energy from the grid.

COUNCIL TAX

BAND D - Wolverhampton CC.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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Offers Around
£370,000

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.



**13 SPRINGHILL LANE
PENN**

HOUSE: 101.8sq.m. 1096sq.ft.
 GARAGE: 13.1sq.m. 141sq.ft.
TOTAL: 114.9sq.m. 1237sq.ft.

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



