



17 Muchall Road, Penn, Wolverhampton, WV4 5SE

**BERRIMAN**  
**EATON**

# 17 Muchall Road, Penn, Wolverhampton, WV4 5SE

An elegant Art-Deco influenced six bedroom family home providing accommodation of grand proportions in a large plot of a little under a quarter of an acre in total in a sought after address.

## LOCATION

Muchall Road is a sought after address lying between Penn Road and Mount Road within easy reach of the wide ranging local facilities. The further amenities afforded by Wolverhampton City Centre and the pretty village of Wombourne are within easy reach and regular bus services run along the Penn Road.

Furthermore, the area is well served by schooling in both sectors with The Royal School being within walking distance.

## DESCRIPTION

17 Muchall Road is a fine family home with extensive living accommodation over both ground and first floors with the potential to convert the loft to provide further accommodation should buyers so wish, subject to gaining all of the usual consents and permissions.

The rooms are of grand proportions and the house has been well maintained over the years and benefits from double glazing and gas fired central heating.

## ACCOMMODATION

A front door set within a pillared PORCH opens into the RECEPTION HALL with parquet flooring and a GUEST CLOAKROOM with a white suite of WC and pedestal basin, tiled floor, part tiled walls and ceiling coving. The PRINCIPAL RECEPTION ROOM is a large, through room providing a LOUNGE with a Minster stone fireplace with living flame coal effect gas fire, laminated flooring, ceiling cornice and ceiling rose, two recessed and arched display niches and a wide bank of windows and French doors to the garden. There is also a DINING ROOM with laminated flooring, ceiling cornice and ceiling rose, wiring for wall lights, a window to the front and a store cupboard. There is a SITTING ROOM which is a large room in size with an Adams style fireplace with canopy gas fire, a window overlooking the garden, coved ceiling, ceiling rose, wiring for wall light and two, open arches into the GARDEN ROOM with a contemporary hole in the wall gas fire with wiring for a wall mounted TV above, wiring for wall lights and French doors and windows to the garden. There is a substantial BREAKFAST KITCHEN with a full range of wall and base mounted cabinets with a coordinating centre island with breakfast bar, two four ring gas hobs with filtration units above, two built in double electric ovens, an integrated dishwasher, two windows to the front, tiled floor and a door into the LAUNDRY with plumbing for a washing machine and space for a tumble dryer, a wall mounted Worcester Bosch as fired central heating boiler, a side door, tiled floor and a door to a ground floor BEDROOM SUITE with a bow window overlooking the garden, a Louis style fireplace with canopy gas fire and an EN-SUITE SHOWER ROOM with a shower, pedestal basin and WC, part tiled walls and a side window.

A staircase rises from the reception hall to the landing with a large bow and side window to the front, an airing cupboard and two linen cupboards. BEDROOM ONE is a large double room in size with ceiling coving, wiring for a wall mounted TV, a window overlooking the rear garden and French doors to a breakfast balcony. BEDROOM TWO is a good double room in size with a light through aspect with windows to both the front and rear and BEDROOM THREE is also a good double room in size with coved ceiling and a rear window and French doors to the breakfast balcony. BEDROOMS FOUR AND FIVE are also good rooms in size, both of which have windows and coved ceiling. There is a BATHROOM with a white suite with a corner bath, pedestal basin, WC and bidet together with a separate shower, tiled floor and walls and a window. There is also a SHOWER ROOM with a white suite of WC and pedestal basin together with a corner shower, tiled floor, part tiled walls, integrated ceiling lighting, access to the loft space and two windows.

## OUTSIDE

17 Muchall Road stands in a large plot with approximately 0.23 acres in total. It stands behind an impressively wide frontage with a dual entrance carriage DRIVEWAY providing ample off street parking and a GARAGE to one side. There is secure, gated side access to the delightful REAR GARDEN. There is a full width paved patio to the rear of the house with a shaped lawn beyond with beds and borders. There is a large, covered timber decked entertaining terrace with lighting allowing for outside entertaining all year round.

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.  
The property is FREEHOLD.

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**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.

# 17 MUCHALL ROAD PENN

HOUSE: 318sq.m. 3423sq.ft.  
GARAGE & STORE ROOM: 36.4sq.m. 392sq.ft.  
**TOTAL: 354.4sq.m. 3815sq.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





