

# IN NEED OF MODERNISATION POTENTIAL TO EXTEND (STPP)



Hillcroft Penstone Lane, Lower Penn, Wolverhampton, South Staffordshire, WV4 4XE

BERRIMAN  
EATON



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WOMBOURNE OFFICE  
EPC: tbc

## LOCATION

Penstone Lane is a small road of quality homes in a prime, semi-rural location standing amidst beautiful South Staffordshire countryside. The comprehensive local facilities available within the picturesque village of Wombourne are nearby and there is convenient travelling to Wolverhampton City Centre, Stourbridge and Dudley.

## DESCRIPTION

Hillcroft is a traditionally appointed semi-detached family home with a long driveway suitable for parking several vehicles off road and a private established rear garden. The internal accommodation briefly comprises lounge, extended dining room and fitted kitchen to the ground floor. To the first floor there are three bedrooms, one of which is currently being used as a dressing room and a family bathroom. The property benefits from central heating and double glazing

## ACCOMMODATION

The ENTRANCE PORCH is accessed via a uPVC door with decorative leaded stained glass panel and a double glazed leaded opaque panel to the side. There is a double glazed leaded window to the side elevation, tiled floor and a cloaks rail. A wooden door with opaque insert gives access to the ENTRANCE HALLWAY which has two radiators and the staircase rising to the first floor landing. The LIVING ROOM has a wooden feature fireplace with inset coal effect gas fire and decorative hearth and mantle double glazed leaded bay window to the front elevation, part panelling to the wall, decorative coving and wall light point. The DINING ROOM has a double glazed patio door to the rear garden, two radiators, wall light points and decorative coving. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer stainless steel sink unit with mixer tap, integrated double oven with ceramic hob and extractor hood over. Integrated fridge and freezer, space and plumbing for washing machine, tiled splashbacks and tiled floor. There is a radiator, part panelled walls and a pantry housing the wall mounted Worcester Bosch central heating boiler. There is a double glazed window to the rear elevation and double glazed door to the side.

The staircase rises to the first floor LANDING with a double glazed window to the side elevation and loft access. The BATHROOM is fitted with a white suite which comprises corner bath with shower over and concertina screen, low level W.C. and pedestal wash hand basin. There is tiling to the walls, radiator and a double glazed opaque window to the rear. BEDROOM ONE has a double glazed leaded window to the front elevation, wiring for a wall mounted T.V. and a radiator. BEDROOM TWO has a fitted wardrobe, a double glazed window to the rear elevation and a radiator. BEDROOM THREE/DRESSING ROOM has a range of fitted wardrobes, dressing table, radiator and a double glazed leaded window to the side elevation.

## OUTSIDE

The property is set back from the road and has a large tarmac driveway providing off road parking and is flanked by a lawned foregarden with established planted borders with fencing to the boundary. There is side gated access to the rear garden which has a full width paved patio area and a large lawn area with planted borders. There is fencing to the boundary and hard standing for a shed.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that mains electric, water and drainage services are installed, the heating is LPG.

## COUNCIL TAX

BAND D – South Staffordshire DC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne 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

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### Worcestershire Office

01562 546969

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

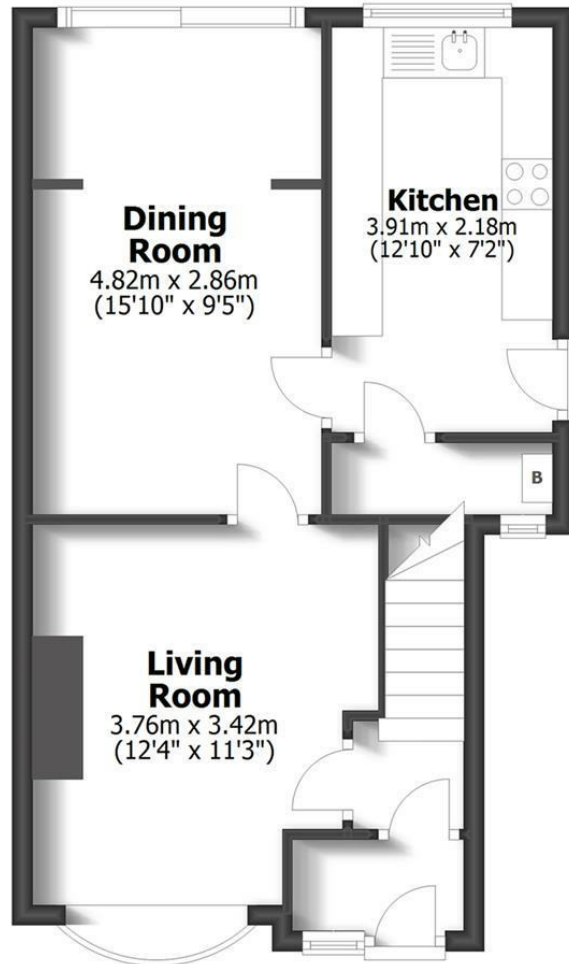
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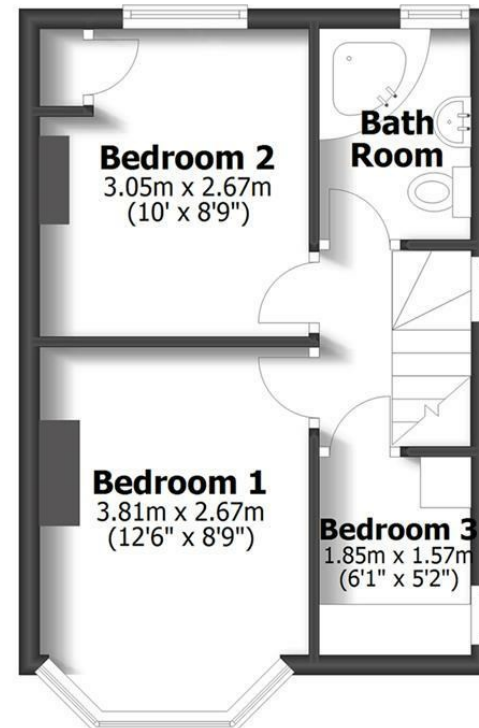
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**Hillcroft**  
Lower Penn



**Ground Floor**



**First Floor**

**TOTAL: 68.4sq.m. 736sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



