



288b Penn Road, Wolverhampton, WV4 4AQ

BERRIMAN
EATON

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A stylish and well presented substantial family home with accommodation of grand proportions over both ground and first floors with planning permission having been granted for extensions to the first floor

LOCATION

A wide range of local facilities are available within Penn itself with the further, more extensive amenities afforded by the city centre being within easy reach. Regular bus services run along the length of the Penn Road and the area is well served by schooling in both sectors including the highly regarded Royal Wolverhampton School which is nearby.

DESCRIPTION

288b Penn Road is a large, detached family home which provides particularly spacious accommodation to the ground floor with the focal point being the large double reception room and living kitchen.

Planning permission was passed for extensions to the ground floor, which have been completed, together with extensions to the first floor, which have not been undertaken, to enhance the scope of bedroom provision should buyers so wish.

The property is well appointed throughout and benefits from double glazing, gas fired central heating and CCTV.

ACCOMMODATION

A composite front door opens into a PORCH with tiled floor, double glazed front windows and a double glazed door with matching panels to either side opening into the HALL with tiled floor and a useful cloaks and storage cupboard. There is a SITTING ROOM with a walk in bay window to the front and ceiling coving. There is a large DOUBLE RECEPTION ROOM which is a light through space with a window to the front, bifold and French doors to the garden with a dining room and a lounge with a double glazed roof lantern, underfloor heating, wiring for a wall mounted TV and the entire room benefits from integrated ceiling lighting. There is a LIVING KITCHEN with a comprehensive range of contemporary, gloss fronted wall and base mounted units with Silestone working surfaces and coordinating island, a range of Bosch appliances including a five ring gas hob with stainless steel extraction chimney above and built in double electric oven, a dishwasher, two Samsung wine coolers with the entire room having floor tiling with underfloor heating, integrated ceiling lighting and there is a window overlooking the garden and a roof lantern together with an external side door. There is an INNER HALL with a LAUNDRY with plumbing for a washing machine, wall shelving, tiled floor and integrated ceiling lighting together with a well appointed CLOAKS AND SHOWER ROOM with a fully tiled shower with waterfall head and separate attachment, WC and vanity unit with wash basin, tiled floor and walls and integrated ceiling lighting.

The first floor accommodation has a landing with a window to the rear. BEDROOM ONE is a double room in size with a light through aspect with windows to both the front and rear and an air conditioning unit. BEDROOM TWO is a good room in size with a window to the front and coved ceiling. BEDROOMS THREE AND FOUR are well proportioned with each having a window and the BATHROOM has a well appointed contemporary suite with a bath with waterfall shower over, WC with concealed flush and wall hung vanity unit, granite tiled walls and floor, integrated ceiling lighting and a double glazed window.

OUTSIDE

The house stands behind a walled frontage with a dual entrance DRIVEWAY which is laid in imprinted concrete which provides ample parking for several cars and benefits from an electrical socket.

There is a further SHARED DRIVE to the side which leads to a GARAGE. There is a terrace to the rear of the property providing delightful external seating area with steps leading down to the shaped rear lawn with surrounding paths and there is a DETACHED GARDEN BUILDING which is currently arranged to provide two rooms which are used for storage, each with tiled floor and underfloor heating. This building could be used for a variety of different purposes and would be an ideal gym, playroom or office space for those wishing to work from home.

PLANNING PERMISSION

Planning Permission was granted by Wolverhampton City Council for a "Two storey and single storey rear extension". The ground floor extension has been undertaken and the proposed first floor works will provide four large bedrooms, a study / bedroom 5 and a bathroom with the principal suite having a dressing room and a shower room.

Reference: 13/00367/FUL

Date: 29th May 2013

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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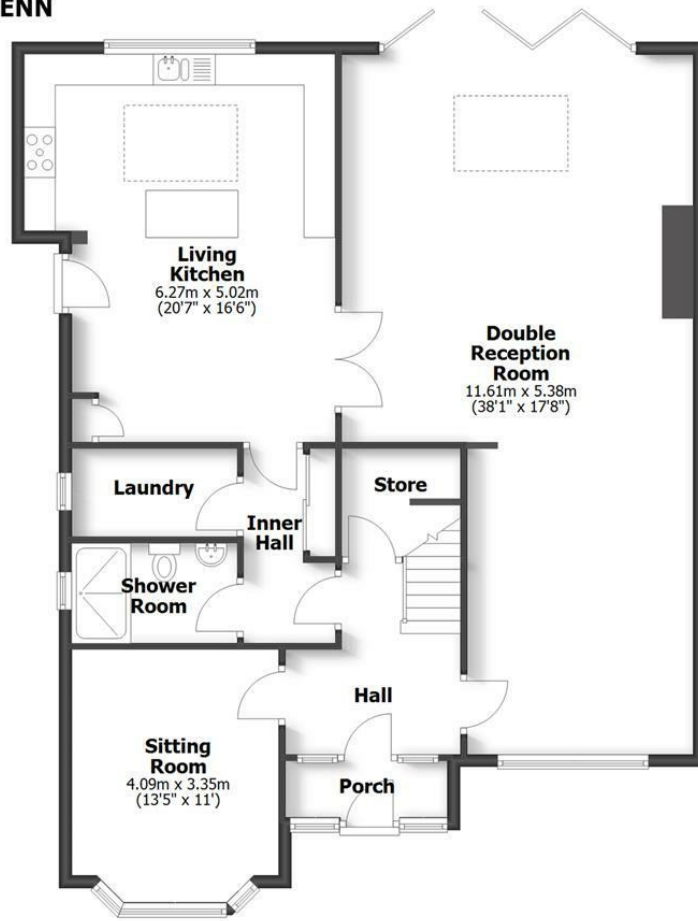
Offers Around
£625,000

EPC: D

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.



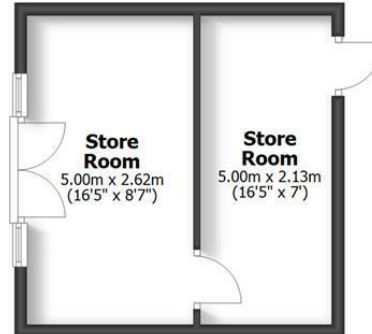
**288B PENN ROAD
PENN**



Ground Floor



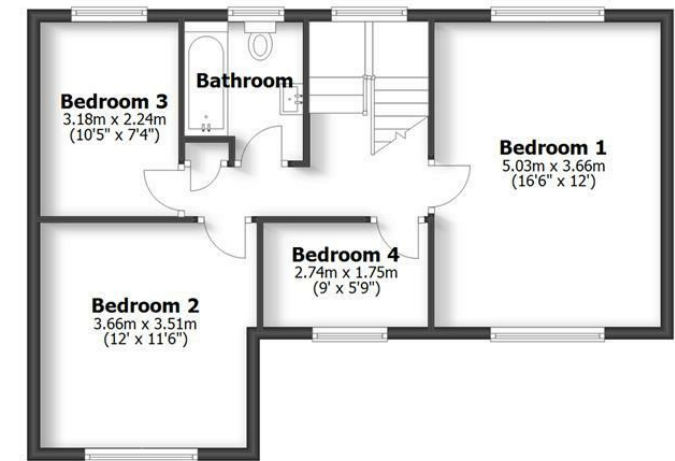
Garage



Garden Building

HOUSE: 181.1sq.m. 1949sq.ft.
 OUTBUILDINGS: 37.4sq.m. 403sq.ft.
TOTAL: 218.5sq.m. 2352sq.ft.

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



First Floor

