



12 Hopstone Gardens, Penn, Wolverhampton, West Midlands, WV4 4DD

BERRIMAN
EATON

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12 Hopstone Gardens is a detached family home occupying a generous position at the head of the cul de sac with a large driveway, garage and large private garden. The property benefits from central heating and double glazing.

(WOMBOURNE OFFICE)
EPC: D

LOCATION

Hopstone Gardens is an exclusive cul-de-sac of quality houses and bungalows situated within easy reach of the A449 Penn Road with its wide array of local shopping facilities and bus services affording convenient access to the more extensive amenities afforded by Wolverhampton City Centre itself. Furthermore, the area is well served by reputable schooling for all age groups.

DESCRIPTION

12 Hopstone Gardens is a detached family home occupying a generous position at the head of the cul de sac with a large driveway, garage and large private garden. The internal accommodation briefly comprises living room, dining room, breakfast kitchen, wetroom, and a utility area within the garage. To the first floor there are three bedrooms and a bathroom fitted with a white suite. The property benefits from central heating and double glazing.

ACCOMMODATION

The property is accessed via a uPVC door with decorative opaque leaded insert leading into the ENTRANCE HALLWAY which has the staircase rising to the first floor landing, a radiator, an understairs storage cupboard with shelving and cloaks hooks and an additional storage cupboard with shelving. The DINING ROOM has a double glazed bay window to the front elevation, part panelling to the walls, laminate flooring, a radiator and double opening doors into the living room. The LIVING ROOM has two radiators, coved ceiling, spotlights, a media wall incorporating T.V., sound bar and a fire. There are double glazed patio doors leading to the rear garden. The KITCHEN has a range of fitted wall and base units with complementary work surfaces and inset 1½ bowl sink unit. A range of integrated appliances includes a fridge, dishwasher, oven and microwave. Four ring ceramic hob. The central island incorporates a breakfast bar. There is part panelling to the walls, spotlights, a radiator, two double glazed windows to the rear elevation and a uPVC double glazed door gives access to a side passage with skylight, access to the rear garden via a further uPVC door with opaque inserts. The downstairs WET ROOM has a multi head shower, vanity wash hand basin with mixer tap incorporating the low level W.C. Tiling to the walls and floor, a radiator and a double glazed opaque window to the side elevation. The large GARAGE has an elevating door, a new wall mounted central heating boiler, fitted work surface with Belfast sink, space and plumbing for washing machine and tumble dryer.

The staircase rises to the first floor LANDING with wooden balustrades, a double glazed opaque window to the side elevation, loft access and an Airing Cupboard with shelving. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower over, pedestal wash hand basin and low level W.C. Chrome heated ladder towel rail, part tiling to the walls and a uPVC double glazed opaque window to the rear elevation. BEDROOM ONE has part panelling to the walls, radiator and a uPVC double glazed window to the front elevation. BEDROOM TWO has a range of fitted wardrobes with sliding doors, a radiator and a double glazed window to the rear elevation. BEDROOM THREE has a radiator and a double glazed window to the front

OUTSIDE

The property sits back from the road at the end of the cul-de-sac and has a large block paved driveway providing off road parking for several vehicles and has two small lawned areas and a planted border to the side. The driveway gives access to the entrance and garage and the gated access to the rear garden. The private rear garden is a particular feature of the property due to its size. There is a full width raised paved patio area with decorative railings and steps leading down to the large lawn area with planted borders and a further paved patio area to the rear with a hard standing for a shed. The garden is enclosed by part fencing and part hedgerow.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND E – Wolverhampton CC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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Offers Around
£375,000

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.



12 HOPSTONE GARDENS PENN

HOUSE: 106.6sq.m. 1148sq.ft.
GARAGE: 14.5sq.m. 157sq.ft.
TOTAL: 121.1sq.m. 1305sq.ft.

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



