



44 Market Lane, Lower Penn, Wolverhampton, West Midlands, WV4 4UJ

BERRIMAN
EATON

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This superbly presented semi-detached family home has been extended and benefits from a generous driveway, enclosed storeroom and long garden overlooking fields. In the rear garden there is purpose built timber outbuilding currently being used as a recreational room but would equally lend itself to a home office. The property benefits from central heating (using LPG) and double glazing.

(WOMBOURNE OFFICE)
EPC: E

LOCATION

Market Lane is situated amid South Staffordshire countryside between Wombourne, Lower Penn and Wightwick and offers a rural location with exceptional views and a popular public house. Neighbouring villages have a range of facilities including schooling in both sectors. Large supermarkets can be found at Perton, Wombourne and Wolverhampton City Centre.

DESCRIPTION

This superbly presented semi-detached family home has been extended and benefits from a generous driveway, enclosed storeroom and long garden overlooking fields. The internal accommodation briefly comprises living room, open plan kitchen/dining room, separate utility with w/c to the ground floor. To the first floor there are four bedrooms and a family bathroom. In the rear garden there is purpose built timber outbuilding currently being used as a recreational room but would equally lend itself to a home office. There are views to the front and rear and the property benefits from central heating (using LPG) and double glazing.

ACCOMMODATION

A composite door with opaque leaded insert gives access into the ENTRANCE HALLWAY with a double glazed opaque window to the front elevation, radiator and the staircase rising to the first floor landing. The UTILITY/CLOAKROOM has work surface with space and plumbing for washing machine and tumble dryer beneath. There is a vanity wash hand basin and low level W.C. Part tiling to the walls, tiled floor and a wall mounted Worcester Bosch central heating boiler and a double glazed opaque window. The open plan KITCHEN/FAMILY AREA is fitted with a range of wall and base units with complementary butchers block work surface with inset 1½ bowl stainless steel sink unit with mixer tap. Space for a range style oven with extractor hood over, integrated dishwasher and space for an American style fridge/freezer. Two radiators, understairs storage cupboard, double glazed window to the rear elevation and double glazed French doors leading to the rear garden. A double glazed leads through to a passage way which has wooden double opening doors to the front and is open to the rear. The DINING AREA wraps round and leads into the LIVING ROOM which has a wood burning stove with wooden surround, radiator and a double glazed bay window to the front elevation.

The staircase rises to the first floor LANDING with wooden balustrades. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath, a walk-in shower cubicle with multi headed shower and curved screen, pedestal wash hand basin and low level W.C. Radiator, tiled floor and a double glazed opaque window to the side elevation. BEDROOM ONE has two radiators and double glazed windows to the front and rear elevations. BEDROOM TWO has a radiator, wiring for a wall mounted T.V. and a double glazed window to the front elevation. BEDROOM THREE has a radiator and a double glazed window to the rear elevation. BEDROOM FOUR has a radiator and a double glazed window to the rear.

OUTSIDE

The property has a block paved driveway providing off road parking for several vehicles and gives access to the covered passageway that leads through to the rear garden. The rear garden has a block paved tiered patio area with Astroturf seating area. There is a large lawn area leading to the timber framed GARDEN ROOM which has double glazed French doors, double glazed windows, spotlights and is currently being utilised as a Recreational Room but could also be used as an Office.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all mains electricity and drainage are installed. Central heating uses LPG

COUNCIL TAX

BAND C – 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

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£350,000

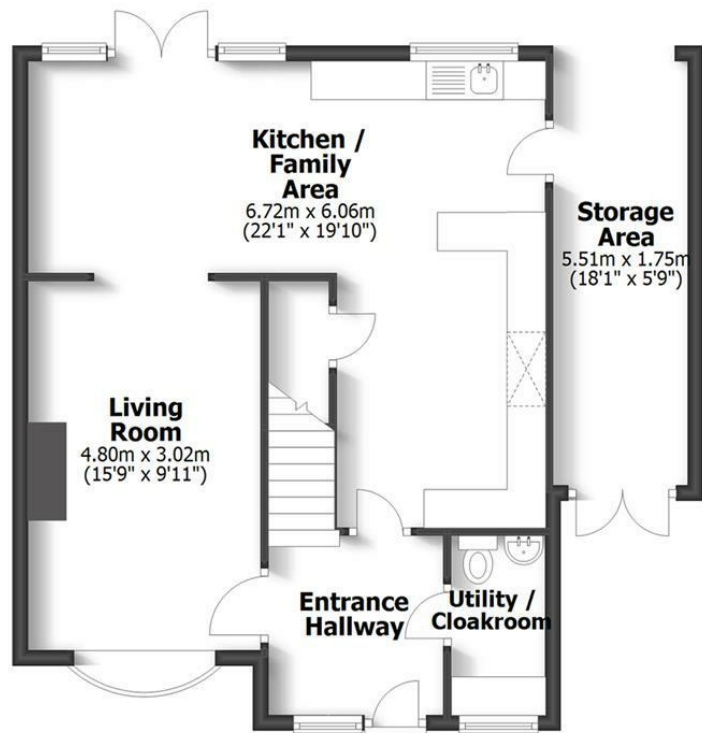
EPC: E

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.

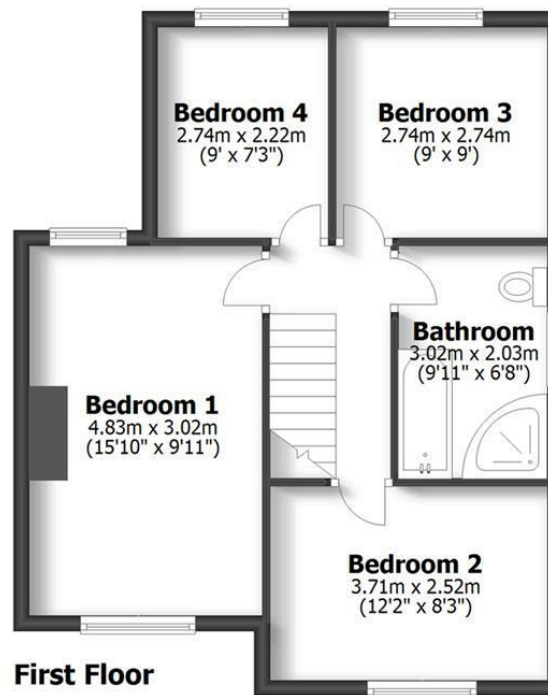


44 Market Lane
Lower Penn

HOUSE: 105sq.m. 1130sq.ft.
 GARDEN BUILDING: 23.6sq.m. 254sq.ft.
 STORAGE AREA: 9.6sq.m. 104sq.ft.
TOTAL: 138.2sq.m. 1488sq.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

