



18 Sedgley Road, Penn Common, Wolverhampton, South Staffordshire, WV4 5LG

BERRIMAN  
EATON



# 18 Sedgley Road, Penn Common, Wolverhampton, South Staffordshire, WV4 5LG

This is a detached, brick-built family home with a lovely, part-rendered front elevation and solid wood door with iron fittings with a gated driveway providing off road parking and a, garage and private, well established rear garden. The internal accommodation briefly comprises a generous living room, study, sitting and conservatory dining areas, a high-quality bespoke kitchen with granite tops, separate utility and cloakroom/wc to the ground floor. To the first floor there are three double bedrooms, house bathroom and ensuite shower. The property benefits from central heating, double glazing and an electric car charging point.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Sedgley Road has a lovely, open aspect to the front and offers convenient travelling to both the Penn Road (A449) and towards Sedgley and Dudley. Penn Common is a protected area on the border of South Staffordshire. It enjoys many bridle paths and public footpaths with an 18-hole private Golf Course. Within three miles of Wolverhampton City Centre, the property is ideally located for commuting to many of the major centres in the West Midlands including Dudley, Stourbridge and Birmingham. There is a primary school within walking distance and the wider area is well served by schooling in both sectors and for all age group with St Bartholemew's Primary School within walking distance.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALLWAY has an oak-frame with pitched roof, glazed side panels, solid oak door with iron fittings and bell-pull gives access, wood flooring, staircase with wooden balustrades and banister, dado rail and coved ceiling. The UNDERSTAIRS CLOAKROOM is fitted with a white suite comprising wc, wash hand basin and wood panelling. The STUDY has a bay window to the front elevation, coved ceiling and picture rail and glazed double oak doors into the LIVING ROOM which has a solid wood open fireplace with tiled hearth suitable for a wood burner, picture rail and coved ceiling. Further solid oak double doors lead into the timber-framed CONSERVATORY with beamed and rafted glazed roof, wood flooring and two sets of double oak doors leading out onto the decking and rear garden. Doors from the lounge and hall lead into the KITCHEN which is fitted with a bespoke range of high-quality shaker-style wall and base units with complementary granite work surfaces with upstands, inset double Belfast ceramic sink with mixer tap, window overlooking the rear garden, space for a range-style cooker with concealed extractor above and tiled splashback, stone tiled floor, integrated dishwasher, cupboard housing the wall mounted Baxi combi boiler, spotlights, and space for a fridge freezer. A stable-style door leads into the UTILITY AREA with wood work surface with inset Belfast sink and mixer tap, wood panel splashback, polycarbonate roof, UPVC panels to the side wall with topights over, space and plumbing for washing machine and tumble dryer, stone tiled floor, storage cupboard, French doors to the decking area and a door into the TWO STORE ROOMS which have lighting and double doors to the drive, (this was formerly the garage which could be reinstated should buyer so wish).

The staircase rises to the first floor LANDING with part panelling and loft access with part-boarded loft space and pull down loft ladder. There is a stained glass fanlight over the door into The HOUSE BATHROOM which is fitted with a contemporary white suite comprising freestanding bath with claw feet and chrome shower attachment mixer tap, pedestal basin and wc, radiator with towel rail attachments, double glazed opaque glass window to the rear, spotlights and full wall and floor stone tiling. The PRINCIPAL BEDROOM has a double glazed window to the rear garden giving enviable views, radiator and door into the ENSUITE SHOWER ROOM with double shower cubicle with curved glass screen and rainfall head, low level wc, his 'n' hers contemporary wash basins set atop a glass-fronted vanity unit with wall mirror with light behind, chrome towel shelf, wall and floor tiling, window to the rear and spotlights. BEDROOM 2 has a bay window to the front elevation and radiator. BEDROOM 3 is also double in size with two windows to the front elevation and radiator.

## OUTSIDE

The property stands well back from the road and there is a wall with iron railings to the front boundary, brick wall and fencing to either side. There is a gravel and block-paved driveway affording parking for several vehicles and giving access to the garage, which is currently sub-divided into two storerooms. A low wall encloses a planted border to one side. The charming, enclosed REAR GARDEN benefits from a sunny aspect and has a large timber-decked area with steps leading down to the lawn and there is fencing and hedges to the boundary. To the bottom of the garden there is a dry, historic air-raid shelter.

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

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows very low

### 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

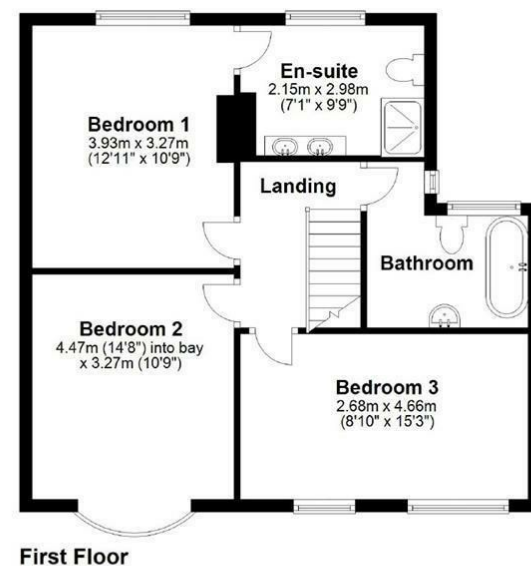
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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers In The Region Of  
£460,000

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.



**'18 SEDGLEY ROAD'**  
Approx gross internal area

139.8 sq. metres 1504.8 sq.ft

FOR IDENTIFICATION ONLY  
NOT TO SCALE



