



4 Springhill Park, Wolverhampton, WV4 4TS

BERRIMAN
EATON

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Occupying a favoured position within this popular address this is an extended, detached family home benefitting from a carriage driveway, garage and an Ian Schipper designed rear garden. The internal accommodation briefly comprises entrance hall, dining room, living room, sitting room/office, breakfast kitchen, utility and downstairs cloakroom to the ground floor. To the first floor there are four double bedrooms and a large family bathroom. The property benefits from central heating and double glazing.

WOMBOURNE OFFICE
EPC: D

LOCATION

Springhill Park stands in a fine position in an established residential area which is one of the most exclusive addresses within the locality. The full range of local amenities available within Penn, Springhill and Wombourne are within easy travelling distance as are the more extensive facilities provided by Wolverhampton City Centre itself. Furthermore, the area is well served by reputable schooling for all age groups.

DESCRIPTION

Occupying a favoured position within this popular address this is an extended, detached family home benefitting from a carriage driveway, garage and an Ian Schipper designed rear garden. The internal accommodation briefly comprises entrance hall, dining room, living room, sitting room/office, breakfast kitchen, utility and downstairs cloakroom to the ground floor. To the first floor there are four double bedrooms and a large family bathroom. The property benefits from central heating and double glazing.

ACCOMODATION

The ENTRANCE HALL is accessed through a wooden door with opaque glazed panel, the staircase rises to the first floor landing, radiator and door to the CLOAKROOM which has a low level WC, pedestal wash hand basin and mixer tap, double glazed opaque window to the rear elevation, part tiling to the walls and fitted storage. The DINING ROOM has a double glazed leaded window to the front elevation, coal effect gas fire and surround and radiator. The LIVING ROOM has a double glazed leaded window to the front elevation, double glazed French doors to the rear garden, two radiators and door into the OFFICE. This has double glazed leaded window to the front, double glazed window to the rear, radiator and a range of fitted shelving and storage cupboards. The BREAKFAST KITCHEN is fitted with a good quality Dayrooms kitchen which has a range of wall and base units with fitted worksurfaces, inset one and a half bowl and drainer with mixer tap, integrated double Neff oven with induction hob and fitted extractor, integrated dishwasher, fridge, and microwave. There is a breakfast bar, double glazed window to the rear elevation and door into the UTILITY. This also has wall and base units with complementary work surfaces with inset single drainer sink unit and mixer tap, plumbing and space for a washing machine and tumble dryer, radiator, door to the rear garden and door into the GARAGE. This has an electronically operated roller shutter door and a skylight.

To the first floor there is a landing with loft access with a pull down ladder, original single glazed stained glass window to the front elevation and light tunnel. The BATHROOM is fitted with a white suite which comprises a bath, separate shower cubicle, vanity wash hand basin and mixer tap, heated ladder towel rail, airing cupboard with wall mounted central boiler and hot water tank, double glazed window to the rear elevation and tiling to the walls. The PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes and dressing table, double glazed window to the rear elevation, vanity wash hand basin and radiator. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation, wardrobe and radiator. DOUBLE BEDROOM 3 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 4 has a double glazed window to the side elevation and radiator. There is a separate WC with a double glazed opaque window to the rear elevation.

OUTSIDE

To the front of the property there is a CARRIAGE DRIVEWAY which is blocked paved, in a herringbone style, and allows in and out access for several vehicles, a shaped lawn and planted rose garden with a laurel hedge boundary. There is side gated access from the carport into the REAR GARDEN, which was carefully designed and benefits from a paved patio area with steps leading to a further gravel patio, lawn, well stocked with an array of shrubs and trees, a wooden pergola and an enclosed boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – 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.

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£575,000

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.



4 Springhill Park Wolverhampton

HOUSE: 165.7sq.m. 1784sq.ft.
GARAGE: 18.6sq.m. 200sq.ft.
TOTAL: 184.3sq.m. 1984sq.ft.

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



