



108 Springhill Lane, Wolverhampton, West Midlands, WV4 4TJ

BERRIMAN  
EATON





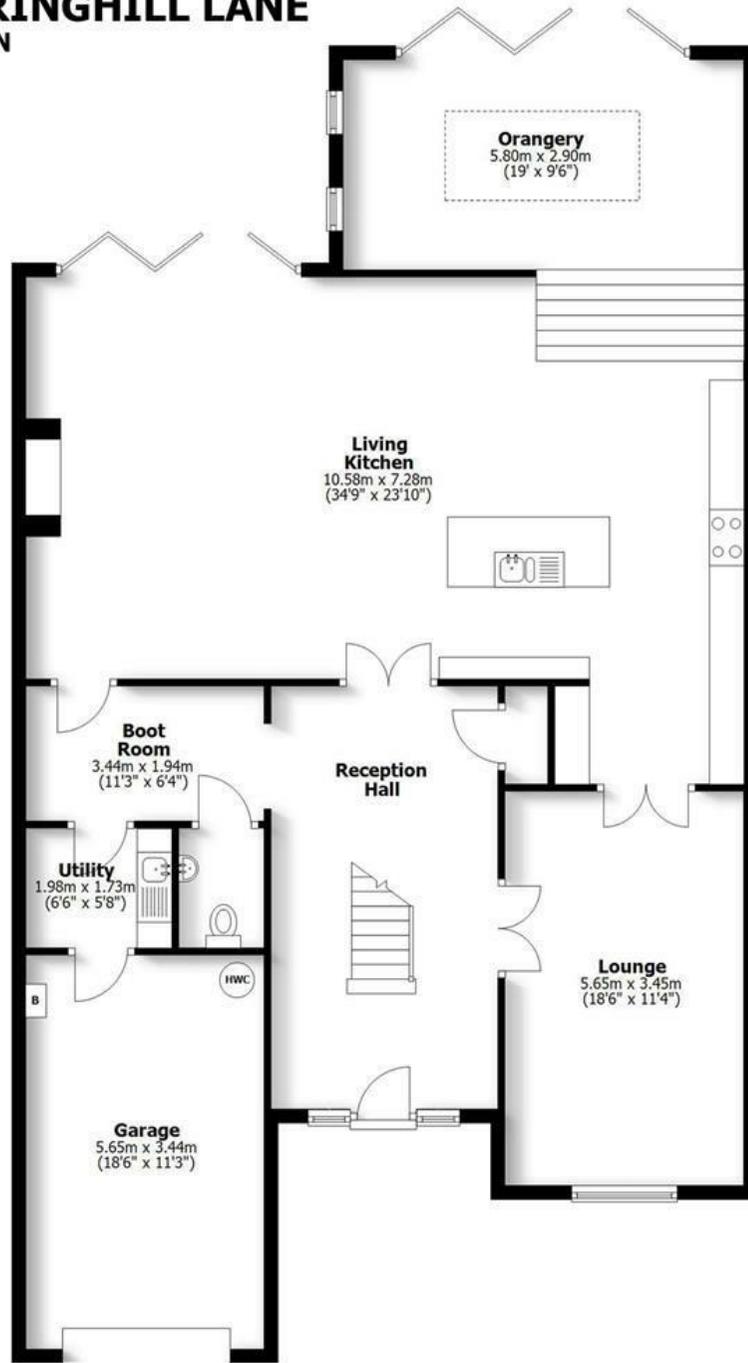
## 108 Springhill Lane, Wolverhampton, West Midlands, WV4 4TJ

This is a modern, detached family home built to an exceptional specification with stunning living spaces and well proportioned bedrooms with en-suites. There is a large driveway, garage and low maintenance rear garden with wide reaching views across the City. The internal accommodation briefly comprises grand entrance hall, open plan living and kitchen area with generous dining space overlooking the rear garden, sitting room, separate utility and cloakroom. To the first floor there are four double bedrooms, three with en-suite shower rooms, a dressing room to the principal suite and a modern family bathroom. The property benefits from central heating, double glazing, a HIVE system and no upward chain.

EPC : B

WOMBOURNE OFFICE

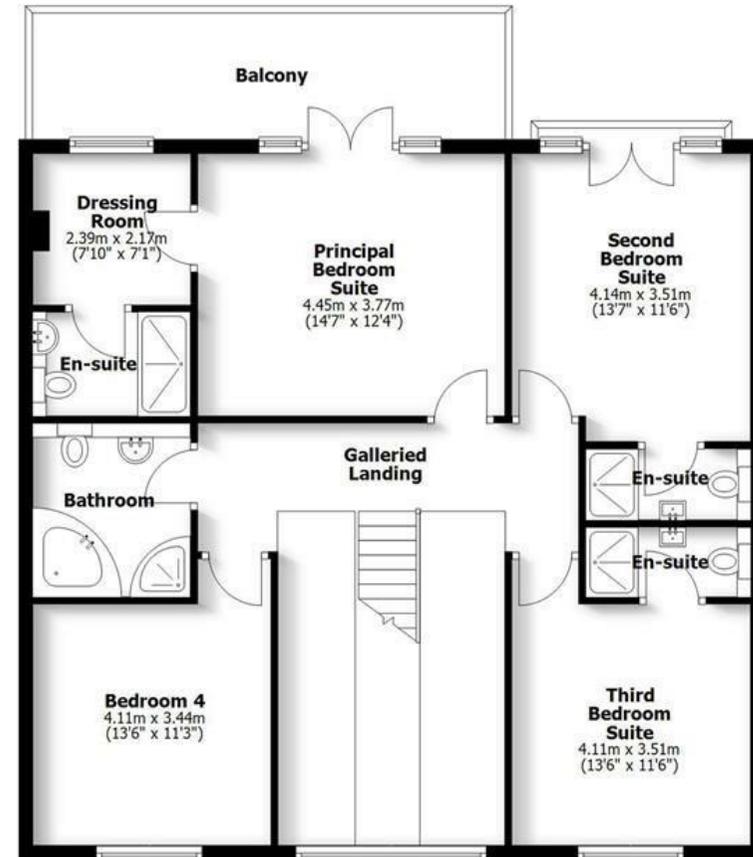
**108 SPRINGHILL LANE**  
**LOWER PENN**



**Ground Floor**

HOUSE: 241.2sq.m. 2596sq.ft.  
GARAGE: 19.4sq.m. 209sq.ft.  
**TOTAL: 260.6sq.m. 2805sq.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**

## LOCATION

Springhill Lane has traditionally been thought of as one of the finest addresses within the area and this house stands in one of the preferred positions on the road being in an elevated position with an open aspect and stunning views. A wide range of local amenities and facilities are available in Penn, Springhill and the picturesque village of Wombourne with the City Centre itself being within easy reach. The area is well served by schooling in both sectors.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL is accessed through bespoke composite door with double glazed opaque panels to each side, there is a vaulted ceiling with solid oak staircase with glass balustrades, underfloor heating throughout the ground floor and door into the SITTING ROOM. This has a double glazed window to the front elevation and a door into the KITCHEN FAMILY ROOM. The kitchen is fitted with a range of high quality wall and base units with display cabinets and a central island which incorporates a breakfast bar with and a one and a half sink and drainer with mixer tap. There are a range of integrated appliances including double fridge and freezer; dishwasher; two wine coolers, two conventional ovens with an additional combined microwave and stream ovens and an induction hob. There are plinth and spotlights; and an oak staircase descending to a DINING AREA which has bi-folding doors onto the rear garden, a lantern ceiling two large double windows to the side elevation, spotlights and a tiled floor. From the family area there are double glazed bi-folding doors giving access to an external bistro area with glass balustrades. There is a UTILITY which has fitted work surface with inset single drainer sink unit with mixer tap, plumbing and space beneath for a washing machine and tumble dryer, spot lights and tiled floor. The RESTROOM has a low level WC, wash hand basin and mixer tap, spotlights, tiling to the floor and walls. The GARAGE has an electronically operated roller shutter door, wall mounted central heating boiler and hot water cylinder.

The staircase rises to the FIRST FLOOR LANDING which has spotlights and gives access the BATHROOM which is stylishly presented and benefitting from a roll edge bath with shower attachment, walk in shower cubicle with multi headed shower, wash hand basin with mixer tap heated ladder towel rail and tiled floor. The PRINCIPAL BEDROOM has double glazed French doors with a Juliette balcony which enjoys the elevating and far reaching views. There is a DRESSING ROOM which has a double glazed window to the rear and gives access to the EN-SUITE SHOWER ROOM which has a cubicle, low level WC, wash hand basin with mixer tap, heated ladder towel rail and tiling to the walls and floor. DOUBLE BEDROOM 2 has double glazed French doors with a Juliette balcony facing the rear elevation and has access to an EN-SUITE SHOWER ROOM with shower cubicle, vanity wash hand basin with mixer tap, heated ladder towel rail and tiled floor and walls. DOUBLE BEDROOM 3 has a double glazed window to front elevation and access to a further EN-SUITE SHOWER ROOM which comprises cubicle with multi headed shower, low level WC, vanity wash hand basin and mixer tap, heated ladder towel rail and tiled walls and floor. DOUBLE BEDROOM 4 has a double glazed window to the front elevation.

## OUTSIDE

To the front of the property there is a large block paved DRIVEWAY providing off road parking for several vehicles and gives access to the garage. There is side access to the REAR GARDEN which has a full width patio area, lawn and fencing to the boundary together with steps which ascend to the bistro patio and the family area.

We are informed by the Vendors that all mains electric and gas services are connected, drainage is from a septic tank.

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 / Ultrafast are available

Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
The long term flood defences website shows very low risk

Offers In The Region Of £875,000

EPC: B

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.







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