28 Penn Road, Dudley, DY3 4AQ

BERRIMAN
EATON

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This is uniquely positioned link detached family home which has been extensively refurbished and extended by the current owners and benefits from a large plot with off road parking, car port, garage and an extensive rear garden with orchard, summerhouse, outdoor kitchen and covered seating area; garden store, greenhouse, polytunnel and junior tennis court. The internal accommodation briefly comprises entrance hall, lounge, open plan kitchen and family area, separate utility, downstairs cloakroom/wc and outdoor shower room. To the first floor there are three bedrooms and a family bathroom. The property has double glazing and central heating.

EPC : D
WOMBOURNE OFFICE

LOCATION

This family home is situated towards the top end of Penn Road, close to Gospel End Road, which has excellent access to Baggeridge Country park giving opportunities for natural walks in the Countryside. The property is within convenient travelling distance of both Sedgley and Wombourne and major transport links can be found nearby. The nearest Primary School is St Bartholemew's however this does fall within the Wombourne catchment.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed opaque side panels, double glazed window to the front elevation, staircase rising to the first floor landing with part panelling and CLOAKROOM beneath which houses the low level WC, vanity wash hand basin and mixer tap, part tiling to walls and tiled floor. The LOUNGE has a double glazed window to the front elevation, part panelled walls, fireplace with tiled heath and radiator. The KITCHEN is fitted with a range of high quality wall and base units with quartz work surfaces, central island which incorporates the breakfast bar and has a sink inset with mixer tap. There is space for a Ranger style cooker with extractor, integrated microwave and dishwasher; and space for a large fridge freezer. The FAMILY AREA has two sets of double glazed French doors, vaulted ceiling with two Velux skylights, part panelled walls, vertical radiator and Karndean flooring. The LOBBY has a UPVC double glazed door onto the rear garden. The UTILITY has a fitted worksurface with inset single drainer sink unit and having space beneath for a washing machine and tumble dryer, tiling to the floor and walls.

The staircase rises to the first floor landing which has wooden balustrades, double glazed opaque window to the side elevation, loft access and an airing cupboard which houses the wall mounted central heating boiler. The BATHROOM is fitted with a white suite which comprises a bath with shower over and glazed, screen, vanity wash hand basin and mixer tap, low level WC, double glazed opaque window to the rear elevation part tiled and panelled walls. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator, fitted wardrobes with sliding mirrored doors and part panelled walls. DOUBLE BEDROM 2 has a double glazed window to the rear elevation, fitted wardrobes, part panelled walls and radiator. BEDROOM 3 has double glazed windows to the front and side elevations, storage cupboard over the stairs recess which incorporates the media wall and radiator.

OUTSIDE

To the front of the property there is a concrete imprint DRIVEWAY providing off road parking for several vehicles, has a gravelled border and access to the carport which leads to the GARAGE which has double opening doors. The REAR GARDEN is a particular feature of the property and benefits from a full width patio with a path leading to a large lawned area with a variety of fruit trees, a wooden pergola with power and lighting sufficient to house a hot tub. There is a polytunnel, green house and a garden store with wooden double opening doors. There is an outdoor covered seating area with BBQ area, Summerhouse and a junior tennis court with sunken trampoline. The garden is enclosed with a fence and overlooks the fields. Adjacent to the house and only accessed from the garden is a SHOWER ROOM which has a walk in shower cubicle with multi jets, vanity wash hand basin, heated towel, double glazed opaque window to the rear elevation and tiled wall.

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 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

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Wombourne Office
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www.berrimaneaton.co.uk

Offers In The Region Of
£475,000

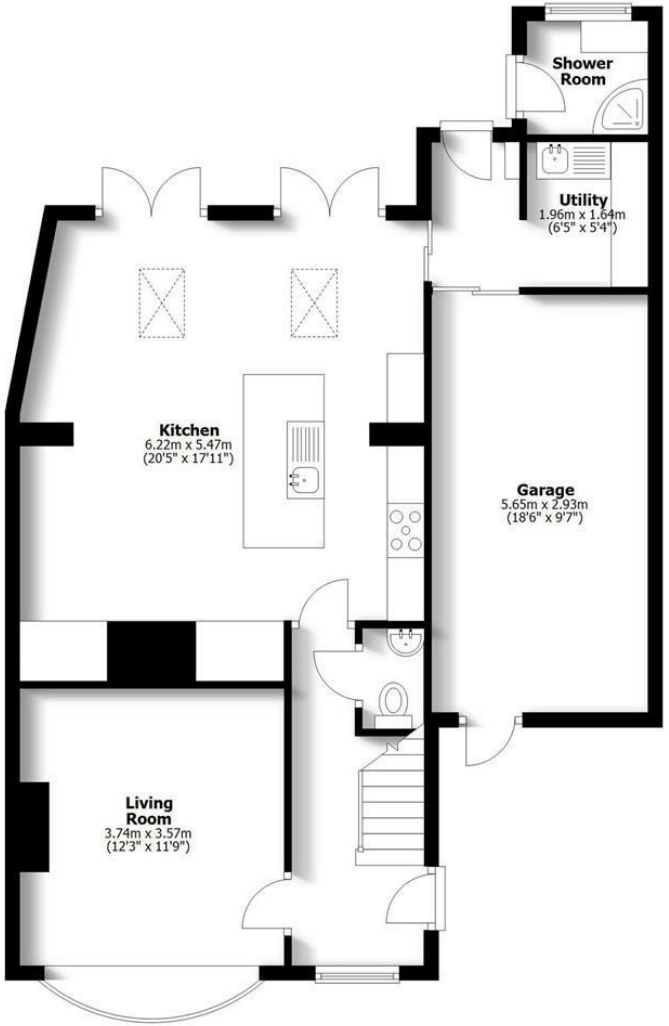
EPC: D

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.

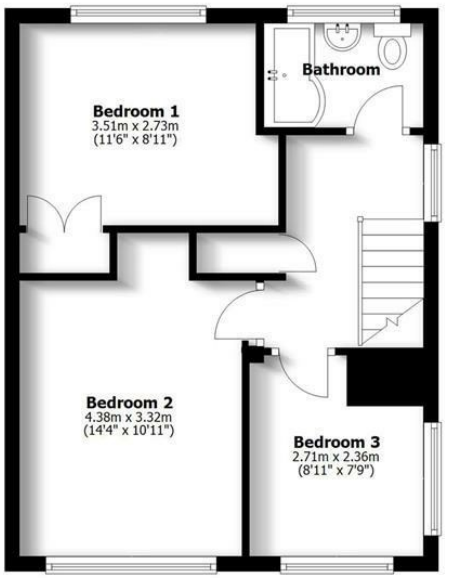
28 Penn Road
Dudley

HOUSE:	103.1sq.m.	1110sq.ft.
GARAGE:	16.5sq.m.	178sq.ft.
TOTAL:	**119.6sq.m.**	**1288sq.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

MR & MRS SIDAWAY