

**PART
EXCHANGE
CONSIDERED**



4 Great Hall Grove, Penn, Wolverhampton, WV4 5AD

**BERRIMAN
EATON**

4 Great Hall Grove, Penn, Wolverhampton, WV4 5AD

A beautifully appointed, contemporary three storey family home which is presented to the highest of standards in a small, gated enclave in a particularly sought after address.

EPC : B
WOMBOURNE OFFICE

LOCATION

Great Hall Grove, located off the desirable Muchall Road in Penn, is a private gated development, containing eight executive homes. Nearby Penn Common is a popular place for walks and picnics, as well as being home to Penn Golf Course, and the Penn Road is where you will find all of the local amenities you'll need. The property is ideally located to provide convenient access to the city of Wolverhampton yet within easy reach of the beautiful Shropshire and Staffordshire countryside. The area is well serviced by both primary and secondary schools, from the public and private sectors, and is supported by regular bus services.

DESCRIPTION

4 Great Hall Grove forms part of a small and select, gated development of just eight properties which was created by well known builders of repute Messrs. David Wilson Homes in 2012. The current sellers have lived in the property since new and have fastidiously maintained the house so that it now provides superbly stylish accommodation of the upmost quality which is presented to "show home" standards. As you would expect of a residence of this nature there are kitchen and bathroom suites of the highest quality, double glazing and gas fired central heating and the property is decorated throughout in a neutral palette.

The property stands in an excellent plot with a gated driveway providing ample off street parking and there is an excellent garden to the rear with a matured and green tree studded backdrop and a preferred southerly rear aspect.

ACCOMMODATION

The RECEPTION HALL creates an inviting and welcoming entrance to the home with Karndean flooring and a well appointed GUEST CLOAKROOM with white suite. The LOUNGE is a large principal living room with two windows to the front, an elegant limestone fireplace with electric fire and double doors opening into the DINING ROOM which has French doors and windows to the garden and an interconnecting door to the LIVING KITCHEN. This room provides the focal point of the ground floor and the kitchen area has a comprehensive range of cream faced wall and base mounted cabinetry with quartz working surfaces and breakfast bar, a range of AEG integrated appliances including a six ring gas hob with filtration unit above, an electric double oven, a combination microwave oven and grill and a coffee machine and there is an Electrolux larder fridge and larder freezer, an Electrolux dishwasher and Hotpoint wine cooler, plinth lighting and integrated ceiling lighting. There is ample space for seating or dining with wiring for a wall mounted TV with the entire room having gloss floor tiling, windows and French doors to the garden. There is an adjoining LAUNDRY with a coordinating range of units and surfaces to those in the kitchen, plumbing for a washing machine and space for a tumble dryer, a concealed Ideal gas fired central heating boiler, gloss floor tiling and a side door. There is a SITTING ROOM / STUDY which has a range of quality fitted office furniture with knee hole dressing table, cupboards, filing drawers and shelving, Karndean flooring and two windows to the front.

A staircase from the hall rises to the galleried first floor landing with a window to the front, linen cupboard and storage cupboard with a pressurised hot water cylinder. The PRINCIPAL BEDROOM SUITE is one of some note and runs the entire depth of the house with a large double bedroom with two windows to the front, a DRESSING ROOM with a wide bank of fitted wardrobes and rear window and an EN-SUITE BATHROOM with a full suite with a panelled bath, separate fully tiled shower, WC and pedestal basin, Karndean flooring, part tiled walls, a rear window and a ladder towel rail radiator. There are TWO FURTHER DOUBLE BEDROOMS to the first floor, both of which have fitted wardrobes and a HOUSE BATHROOM with a well appointed suite with a panelled bath, separate fully tiled shower, WC and pedestal basin, Karndean flooring, part tiled walls, a rear window and a towel rail radiator.

A further staircase rises to the second floor landing. BEDROOM FOUR is a large double room in size with a window to the front and four roof lights to the rear, fitted wardrobes and a door to the TANDEM BATHROOM with a well appointed suite with a panelled bath, separate fully tiled shower, WC and pedestal basin, Karndean flooring, part tiled walls, a towel rail radiator and with a roof light to the rear and a door to the landing. BEDROOM FIVE is also a large double room in size with a window to the front, four roof lights to the rear and fitted wardrobes.

OUTSIDE

4 Great Hall Grove stands within an excellent plot with a wide frontage, shaped lawns and stocked borders and a pathway laid in brick pavements leading to the front door. There is a gated DRIVEWAY to the side providing ample off street parking and there is a DETACHED DOUBLE GARAGE with twin remote controlled doors, electric light and power and a courtesy door to the rear.

There is gated access from the drive to the delightful REAR GARDEN with a paved patio to the rear of the property, an expansive rear lawn, a terrace laid in slate chippings and a matured and green backdrop creating excellent privacy. There is an external cold water supply and a security light.

SERVICE CHARGE

There is an annual service charge of £700 for the upkeep of the shared private road.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard and Superfast are available
Mobile data 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>
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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Offers Around
£895,000

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.



4 GREAT HALL GROVE PENN

HOUSE: 240sq.m. 2583sq.ft.
GARAGE: 37.7sq.m. 405sq.ft.
TOTAL: 277.7sq.m. 2988sq.ft.

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



