



**Charlton House, Springhill Lane, Lower Penn, Wolverhampton, South Staffordshire, WV4 4UF**

**BERRIMAN**  
**EATON**









## Charlton House, Springhill Lane, Lower Penn, Wolverhampton, South Staffordshire, WV4 4UF

This is a charming Georgian Gentleman's Residence with an elegant façade with large sash windows and a wealth of period features, arranged over two floors. The property sits within a large plot comprising of beautifully tended gardens, two separate gated access, garaging and driveway suitable for parking several vehicles off road. The internal accommodation briefly comprises of four reception rooms, kitchen family room, separate utility and downstairs WC. To the first floor there four double bedrooms, family bathroom and two en-suites. The property benefits from majority double glazing, partial secondary glazing and central heating.



**CHARLTON HOUSE**  
**SPRINGHILL LANE, LOWER PENN**

HOUSE: 251.9sq.m. 2711sq.ft.  
CELLARS: 66.9sq.m. 720sq.ft.  
GARAGE: 30.3sq.m. 326sq.ft.  
**TOTAL: 349.1sq.m. 3757sq.ft.**

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





## 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 a bespoke wooden door, there is a staircase with wooden balustrades, radiator and door to the cellar. The DRAWING ROOM has an open fire with marble surround, secondary glazed large sash walk in bay window to the front elevation, double glazed bay window to the side elevation with doors opening onto the garden and two radiators. The DINING ROOM has a large secondary glazed walk in bay window to the front elevation with original shutters, radiator, decorative coving and picture rail and feature fireplace. The SNUG has a feature fireplace double glazed sash to the side elevation with original shutters, fitted storage cupboard and radiator. The CLOAKROOM has a low level WC and wash hand basin with fitted extractor. The GARDEN ROOM has wooden double doors, a polycarbonate roof, glazed doors giving access to the garden and a stable door leading into the kitchen. There is a UTILITY which has a fitted worksurface with inset single drainer sink unit and mixer tap, with space and plumbing for a washing machine beneath, wall mounted central heating boiler, spotlights and single glazed windows to the side elevation. There are three cellars.

The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and half sink and drainer, central island incorporating an island and breakfast bar with ceramic hob, AGA, integrated fridge and dishwasher, spotlights, window into the garden room, double glazed window to the side elevation. The FAMILY AREA has a double glazed sash window to the side elevation and walk in bay, open fireplace and decorative surround.

The staircase rises to the FIRST FLOOR LANDING with wooden balustrades, secondary glazed window to the rear elevation and radiator. The BATHROOM is fitted with a white suite comprising corner bath, Sottini vanity wash hand basin and mixer tap, low level WC, heated ladder towel rail, single glazed sash opaque window, part tiling to the walls and spotlights. The PRINCIPAL BEDROOM has a double glazed sash window to the side elevation, wiring for wall lights, radiator and fitted storage cupboard with shelving, loft access and steps leading to a DRESSING ROOM which has a fitted wardrobe and single glazed window to the side elevation and low level WC. The EN-SUITE has a bath, separate shower cubicle, heated ladder towel rail, double glazed opaque window, linen cupboard and part tiling to the walls. DOUBLE BEDROOM has a single glazed sash window to the front elevation, bedroom furniture including wardrobes, dressing table, overhead storage and radiator. DOUBLE BEDROOM has a double glazed sash window to the side elevation, wiring for the wall lights and radiator. The GUEST SUITE is a double bedroom with a sash window to the front elevation, radiator and an EN-SUITE which has a shower cubicle with multi headed shower, vanity wash hand basin and mixer tap, low level WC, spotlights and part tiling to the walls.

## OUTSIDE

The property can be accessed through a shared gated driveway with neighboring Barn on the Green. This has a tarmac/gravelled driveway and leads down to the DETACHED DOUBLE GARAGE which has wooden doors and generous loft storage. From the garage block there is further vehicular access to another gated access. The property is nestled within superbly presented formal gardens with a vast array of well established shrubs, trees, planting borders and an ornamental pond. There is a small paddock adjacent to property.

## TENURE FREEHOLD

SERVICES We are informed by the Vendors that mains drainage and electric are connected but the heating is LPG.

COUNCIL TAX BAND – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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 £850,000

EPC:

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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