



172 Penn Road, Wolverhampton, WV3 0EJ

BERRIMAN  
EATON





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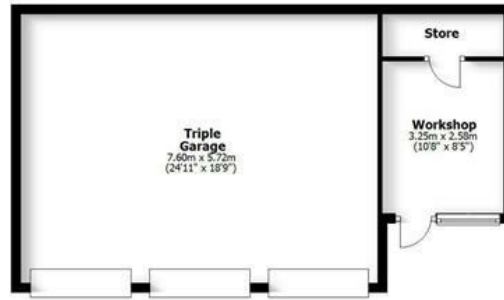
This is a uniquely appointed detached period family home occupying a stunning plot of approximately 1.22 acres, on the fringes of the City Centre. Set in tree lined grounds with an extensive lawn, walled boundary, detached garaging and off road parking this impressive property is filled with character and in need of updating, with accommodation that is arranged over two floors, with a large cellar beneath totalling approximately 3,700 square feet. The property has majority single glazing and is offered with the benefit of no upward chain.

EPC : F  
WOMBOURNE OFFICE

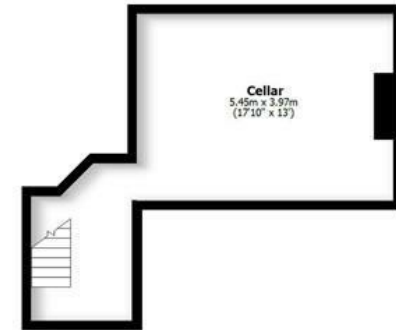
**172 Penn Road**  
**Wolverhampton**

HOUSE: 317.1sq.m. 3414sq.ft.  
 GARAGE: 54.9sq.m. 591sq.ft.  
 CELLAR: 28.3sq.m. 304sq.ft.  
**TOTAL: 400.3sq.m. 4309sq.ft.**

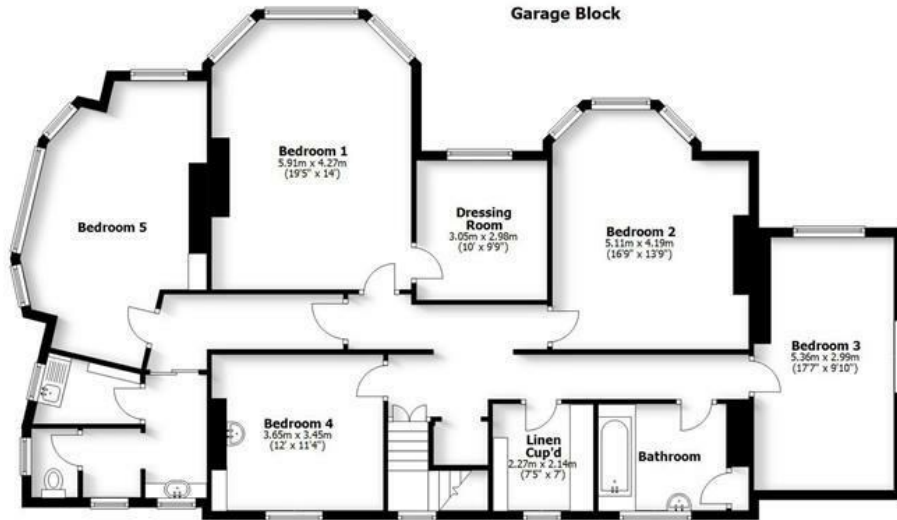
INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



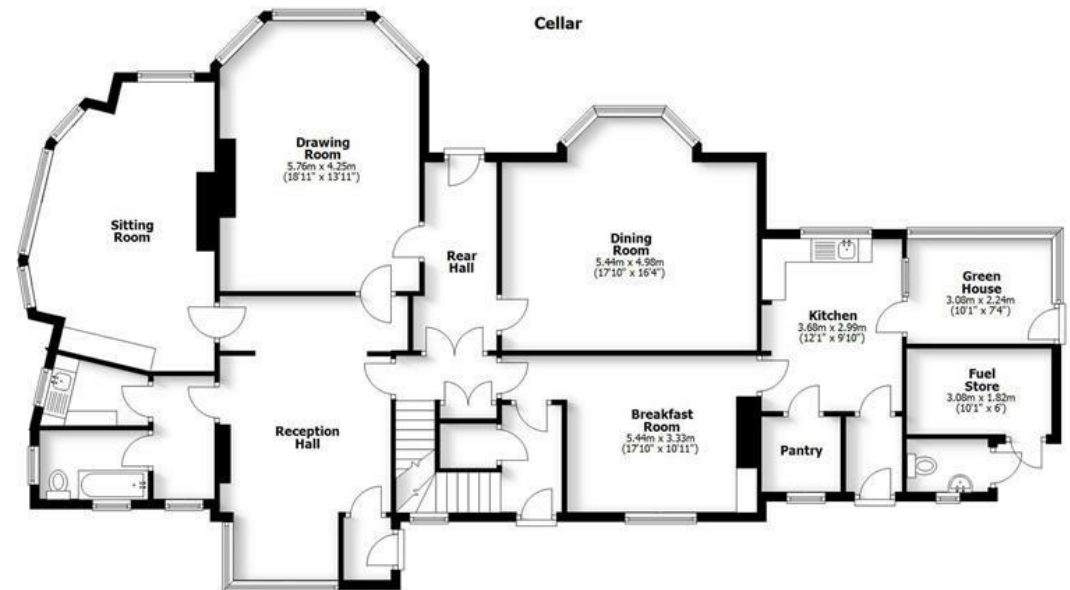
**Garage Block**



**Cellar**



**First Floor**



**Ground Floor**

## LOCATION

Penn Road (A449) is a popular and convenient address leading from Wolverhampton City Centre towards Wombourne, Dudley & Stourbridge. The property is situated in the Conservation area between Stubbs Road and Copthorne Road in the direction of Wolverhampton. There are shopping and leisure facilities nearby together at Mount Road as well as a library and regular bus routes into the City Centre, Dudley and Stourbridge. There is reputable schooling for all age groups however both Woodfield Primary School and The Royal are both within walking distance. Wolverhampton Train station is also situated close by for convenient commuter journeys.

## DESCRIPTION

This is a uniquely appointed detached period family home occupying a stunning plot of approximately 1.22 acres, on the fringes of the City Centre. Set in tree lined grounds with an extensive lawn, walled boundary, detached garaging and off road parking this impressive property is filled with character and in need of updating, with accommodation that is arranged over two floors, with a large cellar beneath totalling approximately 3,700 square feet. The property has majority single glazing and is offered with the benefit of no upward chain.

## ACCOMMODATION

A small porch gives access into the RECEPTION HALL which has a bespoke wooden door, wooden flooring, fireplace and a double glazed walk in bay window. There is a BATHROOM which benefits from a white suite which comprises a bath, low level W/C single glazed sash window with secondary glazed, and a double glazed opaque window to the front elevation. There is a separate room with vanity wash hand basin, secondary glazed window and pantry. The SITTING ROOM has secondary glazed windows to the side and rear elevations and a gas fire. From the reception hall there is access into the DRAWING ROOM which has an open fireplace, three sash windows to the rear elevation, decorating coving with picture rail, wooden flooring and a further door into the REAR HALL which has a wooden door to the garden and a door into the DINING ROOM which has a sash bow window to the rear elevation, gas fire, plate rack and a serving hatch into the breakfast room. There is a lobby giving access to the breakfast room which has access to the CELLAR and a further room which used to house an internal lift, the staircase to the first floor and an external door which leads to the front of the house. The BREAKFAST ROOM has a gas fire, single glazed sash window with fitted shutters, tiled floor and a door into the KITCHEN. This has fitted worksurfaces with base units beneath, inset single drainer sink unit, space for an oven and plumbing for a washing machine. There is a pantry and a BOOT ROOM which has another external access to the front. The GREENHOUSE is single glazed and timber construction with a door to the rear garden.

The staircase, which has two stained glass single glazed windows to the front elevation, rises to the FIRST FLOOR LANDING which has a linen cupboard and a light tunnel. The PRINCIPAL BEDROOM has a single glazed sash bow window to the rear elevation, decorative fireplace and a door into the DRESSING ROOM. BEDROOM 2 has a single glazed bow window to the rear elevation and a gas fire. BEDROOM 3 has single glazed windows to the rear and side elevations with secondary glazing and a fireplace. BEDROOM 4 has a single glazed window to the front elevation, wash hand basin, storage cupboard and loft access. BEDROOM 5 has single glazed sash windows to the side and rear elevations. The BATHROOM is fitted with a coloured suite which comprises a bath, wash hand basin, storage cupboard, wall mounted heater and a single glazed sash window to the front elevation. There is a KITCHENETTE AREA which has a single drainer sink unit, space for an oven, single glazed sash window with storage area and cloakroom/WC.

## OUTSIDE

The property has a walled boundary to the perimeter of the property with a dense screening of well established trees and shrubs, there is a long DRIVEWAY along the front of the residence with well stocked borders. To the outside of the main building there is access to an external WC. Wooden gates give access to the DETACHED TRIPLE GARAGE block which has an adjacent WORKSHOP with store. The REAR GARDEN is extensive and well stocked with an array of well-established shrubs, plants, trees and a Ha-ha ditch. The majority of the established trees are subject to Tree Preservation Orders and are therefore protected.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND F – Wolverhampton Council  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD

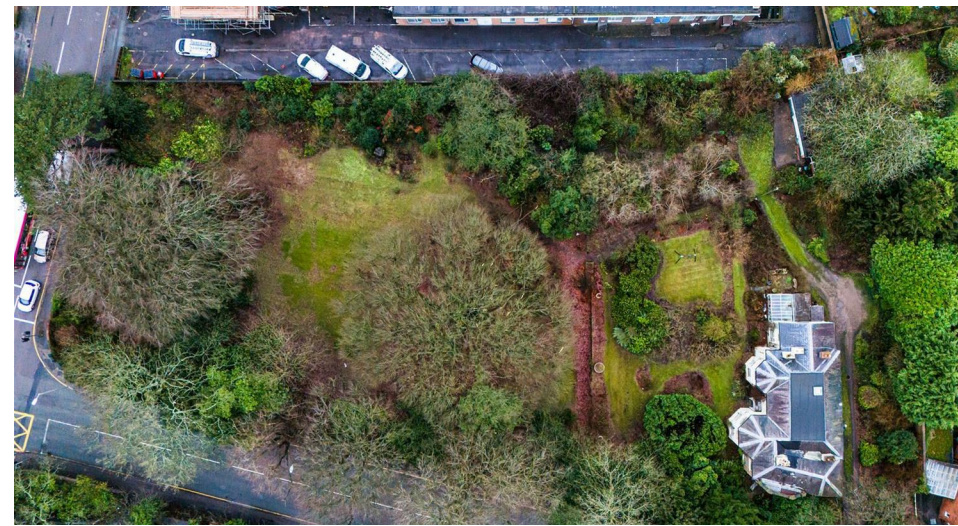
Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
The long term flood defences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

Offers In The Region Of £900,000

EPC: F

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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