



20a Church Hill, Penn, Wolverhampton, WV4 5PW

BERRIMAN
EATON

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This environmentally friendly, individually designed home focuses its core attributes to enhanced lighting and sustainability using naturally sourced materials and integrating a heat recovery ventilation system to allow an airtight home, with the ability to breathe, whilst maintaining a constant temperature in all weather conditions. The accommodation is well proportioned with vaulted living spaces overlooking the landscaped garden, fitted kitchen with a mezzanine balcony which gives access to an office space. There is an additional sitting room, double bedroom, shower room and utility to the ground floor. To the first floor there is a family bathroom and two bedroom suites. There is off road parking for multiple vehicles and a home office/gym in the rear garden.

EPC : B
WOMBOURNE OFFICE

LOCATION

Church Hill is located in a sought after residential area within easy reach of a wide range of local facilities within Penn and with the more extensive amenities afforded by Wolverhampton City Centre. The area is well served by schooling in both sectors, St Bartholomews & Woodfield Primary Schools; and Highfields High School and The Royal School Wolverhampton are close to hand, and the Penn Road (A449) facilitates excellent transport links.

DESCRIPTION

This is an individually designed and intelligently created, environmentally friendly family home which focuses its core attributes to enhanced lighting and sustainability using naturally sourced materials and integrating a heat recovery ventilation system to allow an airtight home, with the ability to breathe, whilst maintaining a constant temperature in all weather conditions. The accommodation is well proportioned with vaulted living spaces overlooking the landscaped garden, fitted kitchen with a mezzanine balcony which gives access to an office space. There is an additional sitting room/bedroom, double bedroom, shower room and utility to the ground floor. To the first floor there is a family bathroom and two bedroom suites. There is generous off road parking and the rear garden has been designed for peace and tranquillity with a separate home office/gym or leisure room. The property is super insulated and triple glazed; the hot water is heated using solar thermal panels and there is underfloor heating to the ground floor and central heating with radiators to the principal bedroom and to the first floor.

ACCOMMODATION

This versatile accommodation offers a welcoming ENTRANCE HALL with a galleried landing and a wealth of cleverly concealed storage cupboards one of which houses the wall mounted central heating boiler and solar thermal controls. The SITTING ROOM has a triple glazed window and underfloor heating. The DINING/KITCHEN has a range of stylishly designed wall and base cupboards with a central island and integrated appliances including one and a half sink and drainer with mixer tap, double oven, induction hob, two larder style fridge and freezers a dishwasher. There are south facing windows and a vaulted ceiling with a full length gallery which leads to an OFFICE. The staircase to which is in the LIVING ROOM, which has bifolding doors onto the rear garden and further south facing windows on the gallery. The UTILITY ROOM which has a worksurface with sink and space beneath for a washing machine and tumble dryer, fitted shelving and a door into the rear garden The DOUBLE BEDROOM has windows to the front and side elevations and a vertical radiator. The adjacent SHOWER ROOM has a walk in shower and screen, vanity wash hand basin with mixer tap and low level WC, tiling to the walls and flooring and spotlights.

The staircase rises to a double height galleried landing with windows to the side elevation and radiator. The BATHROOM has a contemporary feel and benefits from a large bath, vanity wash hand basin and mixer tap, low level WC, storage cupboards, window to the rear, heated ladder towel rail and spotlights. The TWO BEDROOMS are mirror images and are designed for versatility with storage/wardrobes areas and a split level design with a mezzanine area above each room with skylights, a wash hand basin and eaves storage.

OUTSIDE

There is a block paved DRIVEWAY affording off road parking for at least five vehicles and there is side gated access to the REAR GARDEN which has a private aspect and various terraces on which to enjoy the views, there are raised planted borders, vegetable patches, a lawn area and fencing to the boundary. There is an ornamental pond recessed within a decked seating area giving a zen feel whilst inspiring creativity and situated in front of the HOME OFFICE. There is additional space within the building which can also be further utilised as a gym and there is a covered seating area.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – Wolverhampton
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

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Offers In The Region Of
£550,000

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.



**20a Church Hill
Penn**

HOUSE: 180.7sq.m. 1945sq.ft.
 OUTBUILDINGS: 33.6sq.m. 361sq.ft.
TOTAL: 214.3sq.m. 2306sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



