



88 Springhill Lane, Wolverhampton, WV4 4TJ

BERRIMAN
EATON

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Springhill Lane is a traditionally appointment detached family home with a driveway suitable for parking several vehicles off road, garage and large rear garden with stunning views across the Countryside. The internal accommodation briefly comprises entrance porch and hall, living room, dining room, kitchen, utility and downstairs cloakroom to the ground floor. To the first floor there are four bedrooms and a family bathroom. There is plumbing in place in one of the bedrooms with potential to convert to an en-suite. The property benefits from central heating, double glazing and NO UPWARD CHAIN.

EPC: TO BE FOLLOWED
WOMBOURNE OFFICE

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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ACCOMODATION

The PORCH has double glazed leaded door and windows, tiled floor and access to the ENTRANCE HALL through a wooden opaque glazed door, there is a staircase rising to the first floor landing, wooden floor, radiator and door into the CLOAKROOM, this has a low level WC, pedestal wash hand basin, under stairs storage cupboard, double glazed window to the rear elevation. The LIVING ROOM has a double glazed bay window to the front elevation, double glazed sliding patio door to the rear, radiator and gas fire and surround. The DINING ROOM has a double glazed leaded window to the front elevation, open fireplace and tiled surround, serving hatch and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated double oven, ceramic hob and extractor, integrated dishwasher, double glazed window to the rear elevation, spotlights, tiled floor and door into the UTILITY. This has double glazed window to the rear elevation and upvc door to the garden, as well as a door into the GARAGE, this has an elevating door and a single glazed window to the side elevation.

The staircase rises to the FIRST FLOOR LANDING with a double glazed leaded window to the rear elevation on the half landing, loft access, airing cupboard and hot water tank. The BATHROOM is fitted with a white suite which comprises bath, shower cubicle, vanity wash hand basin, double glazed opaque window to the rear elevation, tiled floor and part tiling to the walls and radiator. There is a separate WC with a double glazed opaque window to the rear elevation and radiator. DOUBLE BEDROOM 1 has a double glazed leaded window to the front elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, wardrobes and radiator. DOUBLE BEDROOM 3 has double glazed window to the rear elevation, radiator and storage cupboard with plumbing for a wash hand basin and eaves storage. DOUBLE BEDROOM 4 has double glazed leaded window to the front, wardrobes and radiator.

OUTSIDE

To the front of the property there is a driveway affording off road parking, large lawned fore garden, hedge and established borders. There is side access to the REAR GARDEN, which is a particular feature of the property, with a rear patio, established planted borders, fenced boundary and large lawns.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD

SERVICES We have been informed by the vendors that the property is connected to mains electricity and gas, but drainage is handled by a septic tank.

COUNCIL TAX BAND F – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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Offers In The Region Of
£585,000

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.



88 SPRINGHILL LANE LOWER PENN

HOUSE: 145.4sq.m. 1565sq.ft.

GARAGE: 14.8sq.m. 160sq.ft.

TOTAL: 160.2sq.m. 1725sq.ft.

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



