



20 Hyperion Drive, Penn, Wolverhampton, West Midlands, WV4 5QW

BERRIMAN
EATON

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A spacious and well appointed detached bungalow standing in an extremely pleasant situation at the head of a small, private spur drive leading off Hyperion Drive which is a cul-de-sac of quality properties
(WOMBOURNE OFFICE)

LOCATION

Hyperion Drive is a small and exclusive cul-de-sac situated within easy reach of the local facilities available along the Penn Road (A449) together with excellent transport links and amenities. There are reputable schools in the immediate location and convenient access to the more wide ranging amenities afforded by Wolverhampton City Centre itself together with regular bus services to the city as well as Dudley, Stourbridge and the Merry Hill Centre.

DESCRIPTION

20 Hyperion Drive is a spacious and well appointed detached bungalow standing in an extremely pleasant situation at the head of a small, private spur drive leading off Hyperion Drive, a cul-de-sac of quality properties. The bungalow was originally constructed by a local builder for his own occupation and offers well proportioned accommodation throughout. The property has an attractive gabled elevation and is constructed over a single storey beneath a pitched roof. There is a bay window to the front elevation together with a paved path and stocked borders.

The internal accommodation briefly comprises three good bedrooms in conjunction with an ensuite shower room and house bathroom. There is an excellent flow of reception space with a large principal reception room providing both lounge and dining areas together with a further room adjacent to the kitchen which could be utilised as a sitting room or breakfast room. The property benefits from double glazed windows, gas fired central heating and quality kitchen and bathroom suites.

ACCOMMODATION

An OPEN CANOPY PORCH with leaded glazed door with matching side panel opens into the ENTRANCE HALLWAY with radiator, loft access, two storage cupboards one of which has hanging rails and shelving and the other houses the wall-mounted central heating boiler. The L-shaped LIVING ROOM incorporates both lounge and dining areas and has a radiator, double glazed sliding patio doors opening onto the rear garden and access into the kitchen, double glazed leaded window to the side elevation, wooden fireplace surround with marble hearth and mantle housing a coal-effect gas fire, and wiring for wall lights. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset stainless steel single drainer sink unit with mixer tap, integrated double oven with four-ring gas hob and chimney extractor over, two chrome heated ladder towel rails, double glazed leaded window to the rear elevation, tiled floor, part-tiled walls and spotlights. There is a door into the BREAKFAST ROOM with double glazed leaded door and window to the side overlooking the rear garden, space for fridge and freezer, wine rack, fitted work surface, wood flooring, radiator, spotlights and a door to the BOOT ROOM which has a double glazed leaded window to the front elevation and double glazed door with opaque leaded top-opener, meters, tiled floor, space for a further fridge and freezer and tumble dryer.

The BATHROOM is fitted with a coloured suite comprising corner bath, pedestal wash hand basin, low-level wc, separate shower cubicle, double glazed leaded opaque window, spotlights, tiled floor and walls. The PRINCIPAL BEDROOM has a double glazed leaded bay window to the front elevation and is fitted with a range of bedroom furniture including wardrobes, dressing table with drawers and mirror, overhead storage, bedside tables and display shelving, radiator and door into the ENSUITE comprising double walk-in shower cubicle with multi-heads and waterfall head, vanity unit with wash hand basin with stainless steel mixer tap and wc, double glazed leaded opaque window to the side elevation, spotlights and chrome heated ladder towel rail. BEDROOM 2 has a double glazed leaded window to the front elevation, radiator and fitted wardrobe. BEDROOM 3 is also a double room with double glazed leaded window to the side elevation and radiator.

OUTSIDE

The property occupies a large, corner plot with tarmac drive affording off-street parking for several vehicles, established planted hedging, shrubs and flowering plants to the boundary. To the side of the property there are double gates leading to a further area of secure parking, enclosed by fence and hedge boundary and leading to the REAR GARDEN which has a wrap-around slabbed patio, steps up to a lawn with timber pergola, hardstanding for three sheds. The garden has a peaceful aspect and is well stocked and planted and offers a high degree of privacy.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND E - Wolverhampton CC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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EPC: D

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.



**20 HYPERION DRIVE
PENN**



TOTAL: 114.5sq.m. 1232sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

