



Offers Around  
£650,000

🔑 TENURE: Freehold

📊 EPC RATING: F

💰 COUNCIL TAX BAND: E

## Four Ashes Wolverhampton

Straight Mile Four Ashes  
Wolverhampton West Midlands



*This spacious two bedroom detached 1930's home is brimming with potential and offers the new owner the opportunity for full renovation, expansion or even starting again, subject to the necessary planning consent. With numerous outbuildings, a large stable block and approx. 5.9 acres of land, it offers exciting possibilities for running a business, equestrian activities, or even a smallholding.*

The substantial gardens add to the charm and potential of the property. With the right vision and investment, this property could be transformed into a remarkable living and working space, blending the nostalgia of the past with the opportunities of the present. This property is situated in a rural location and is only a few minutes drive onto the M6 J12 for the daily commuter. No Upward Chain.

- Spacious Two Bed Detached 1930's Property
- Approx 5.9 Acre Paddock & Numerous Outbuildings
- Stable Block Excellent Potential For Equestrian Use
- Full Renovation Required Potential To Extend/Rebuild
- Potential Small Holding Or Business Usage

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

helloopenkridge@dourishandday.co.uk



## Storm Porch

Being accessed through glazed double doors and having an original 1930's style door leading to:

## Entrance Hall

Having stairs leading to the first floor landing, radiator, double glazed window to the side elevation.

## Guest WC

Having a quarry tiled floor, low level WC and double glazed window to the side elevation.

## Open Plan Lounge / Dining Room

### Lounge Area 12' 10" x 11' 11" (3.92m x 3.64m)

An open plan lounge area having wood effect laminate floor, brick built fire surround, radiator, double glazed windows to the front and side elevation. An open plan arch leads to:



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## Dining Area 12' 0" x 12' 0" (3.66m x 3.66m)

A second spacious open plan reception area having a radiator, quarry tiled floor, brick built fire surround with open fire grate and large double glazed window to the rear elevation with views over the substantial; garden.

## Kitchen 11' 8" x 10' 5" (3.55m x 3.17m)

Having a range of units extending to base and eye level with splashback tiling and fitted work surfaces with inset stainless steel sink drainer. Space and plumbing for appliances, tiled floor, radiator and double glazed windows to the three elevations.

## First Floor Landing

Having a useful storage cupboard and double glazed window to the front and side elevations.

## Bedroom One 12' 11" x 11' 11" (3.93m x 3.64m)

A double bedroom having a radiator, picture rail and double glazed windows to the front and side elevations.

## Bedroom Two 12' 0" x 11' 11" (3.66m x 3.64m)

A double bedroom having a radiator and double glazed windows to the rear and side elevations.

## Bathroom

Having a suite comprising of a panelled bath, pedestal wash hand basin and low level WC. Useful storage cupboard, splashback tiling and double glazed window to the rear elevation.

## Side Entry

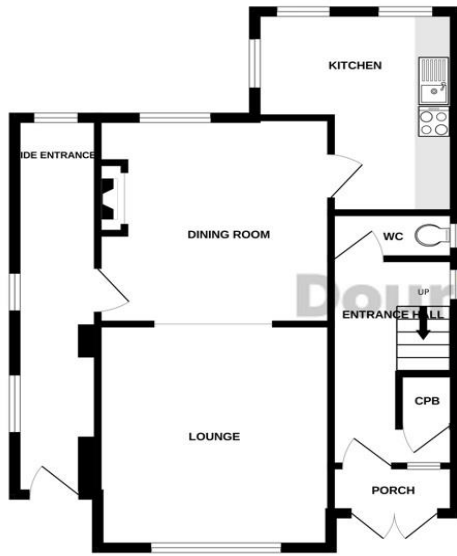
Housing a floor mounted oil fired central heating, tiled floor, window to the rear, two windows to the side elevation and door leading to the front elevation.

## Outside

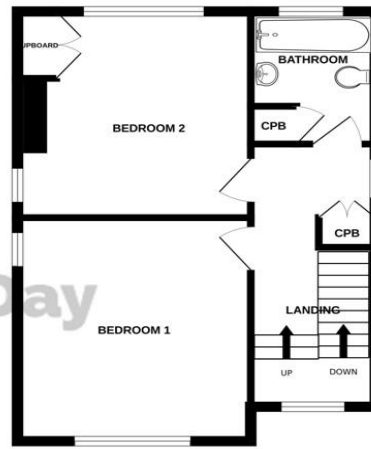
The property is approached over a driveway with wrought iron double gates and leads to a large parking area to the front of the property with off-road parking for numerous vehicles. There is a five-bar gate leading to the driveway at the right hand side of the property and leads to a **large carport** and rear garden. The driveway which continues to the left also leads to the substantial rear garden and **numerous outbuildings** and **tandem length garage**. The substantial rear garden has a variety of mature trees and leads to **further outbuildings** and **further barns**. There is a **brick built store, stable block**, and a further covered **open barn / storage area**. In addition, there is a further **stable block suitable for 3 horses** and a gate leads to the paddocks. We understand that that plot extends to approximately 5.9 acres.



GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



GROUND FLOOR  
2278 sq.ft. (211.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		95
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			35
G (1-20)			
Not energy efficient - higher running costs			

England, Scotland & Wales

TOTAL FLOOR AREA: 2278 sq.ft. (211.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or error. Measurements are for information purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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