



Bartlams

Penn Moor, Vicarage Road, WV4 5HR



# £1,650,000

Penn Moor is an exceedingly charming estate featuring stylishly arranged living spaces across three levels, offering remarkable versatility in functionality. The residence has been meticulously cared for and enhanced by the present owners throughout their occupancy, boasting top-tier fixtures and finishes in every aspect. This stunning home is positioned on Vicarage Road, a highly sought after residential address situated on the western edge of Wolverhampton. Penn Moor is within close proximity to Penn Golf Club and within walking distance to St. Bartholomew's Primary School. Located around the corner on Penn Road, there are numerous shops and convenient transport links providing easy access to Wolverhampton City Centre and the surrounding areas for even further amenities. Penn Moor is accessed through an electronically controlled gated entrance, leading to expansive private off-road parking and a roller shutter door that opens to a spacious carport and garage, and the grand entrance porch. Inside, the opulent entrance hall welcomes you with flagstone flooring, which extends throughout much of the ground floor. This hall features a secondary WC with a wash hand basin and staircase to the first floor. Off the hall, the inviting lounge is adorned with a large double-glazed bay window. Further along the hall, the study exudes charm with its original fireplace, now fitted with an electric fire, French doors to the rear garden, wiring for a wall-mounted TV, and ceiling-integrated surround sound speakers. The flagstone flooring continues seamlessly into the sitting room, highlighted by an exquisite marble fireplace and double doors leading to the living kitchen, as well as a door to the cinema room. The entertainment cinema room boasts a vaulted ceiling with engineered wood flooring, sound-activated lighting, an LED fireplace, and a bespoke media wall. The luxurious living kitchen is appointed with top-of-the-line wall and base units, quartz worktops, a double sink with a Quooker boiling water and filtered cold water mixer tap, and a grand island featuring dual wine coolers and a multi-zone induction hob with an extractor hood. Additional enhancements include pop-up sockets with USB charging points and a suite of integrated appliances, including a coffee maker, fridge freezer, oven, microwave, and dual warming drawers. The space is further enriched by ceiling-integrated surround sound speakers, and the living area is illuminated by a large ceiling lantern and bi-folding doors that bathe the room in natural light, complemented by an air conditioning unit. Adjacent to the kitchen, the utility room mirrors the kitchen's premium finishes with high-quality wall and base units, quartz worktops, a sink and drainer with a mixer tap, an integrated oven with induction hobs, and provisions for a washing machine and dryer. The utility provides entry to the main downstairs cloakroom featuring a WC and wash hand basin along with a double-glazed window to the side. The boiler room hosts the hot water cylinder and a wall-mounted boiler. From the kitchen, a door leads to the expansive garage with an electronically operated roller shutter door, offering secure and ample parking for multiple vehicles. Ascend the staircase from the hall to a spacious landing, presented in natural light from a large double-glazed window. This landing provides access to three bedrooms, two of which showcase stylish en-suites and dressing rooms. The master bedroom suite features an open dressing room that leads to a luxurious en-suite bathroom fitted with an air conditioning unit, complete with a bath, WC, enclosed corner shower, and wash hand basin. The second bedroom suite, situated at the front of the property, is distinguished by a charming double-glazed bay window and an en-suite shower room, which includes a large enclosed corner shower, WC, and wash hand basin and an air conditioning unit. This en-suite leads to a walk-in dressing room, offering ample storage space for clothing. The third bedroom of the floor, the fourth largest of the property, is located at the rear of the property and overlooks the rear elevation through a double-glazed window. Ascending to the second and final floor, you'll find three bedrooms, including one with an en-suite bathroom, as well as a family bathroom. The third bedroom, situated at the front of the house, features two beautiful skylights and a side-facing double-glazed window. This bedroom also has an en-suite shower room also equipped with an air conditioning unit, an enclosed corner shower, WC, wash hand basin, and an additional skylight that shines the space with natural light. The fifth bedroom, located at the rear, has a double-glazed window offering views of the rear elevation. The sixth and final bedroom, currently used as an office, provides ample fitted wardrobes and a double-glazed window facing the side. Completing the interior is a spacious family bathroom, boasting a stunning freestanding bathtub with a shower attachment, a walk-in shower with recessed shelving, a WC, and a wash hand basin. At the rear of the property lies a beautifully designed orangery, surrounded by glass balustrades and steps leading down to a truly magnificent lawned garden with an expansive range of features. The garden is enclosed by fencing, presenting extensive views of the picturesque surrounding countryside. It features a raised rockery filled with well-established shrubs and plants. A gravel pathway meanders toward a central waterfall feature. There are two sheds to the rear of the garden, both equipped with electricity. Towards the back of the garden, a timber pergola and a summerhouse are complete with power and lighting, offering cosy settings for friends and family to enjoy.



Freehold  
COUNCIL TAX BAND - G  
EPC RATING - C

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