



**Bartlams.**

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**Penn Ridge Stourbridge Road, Wolverhampton - WV4 5NF**

Offers in Region of **£749,700**

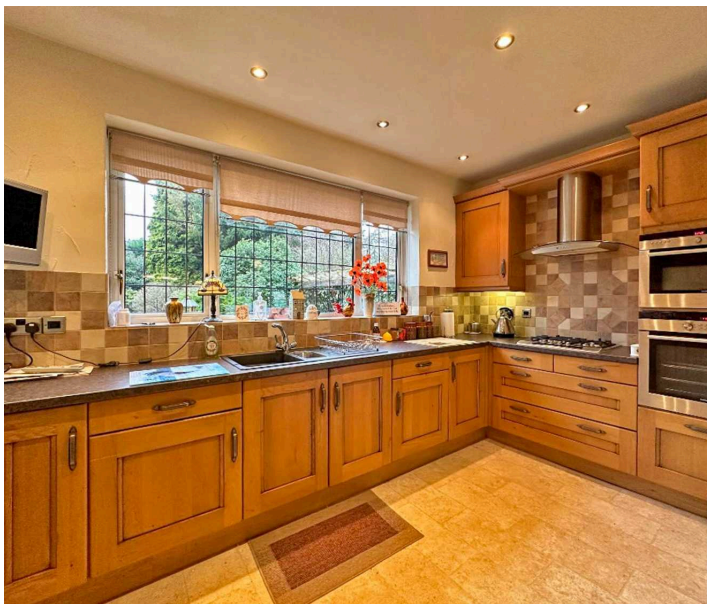


## Penn Ridge Stourbridge Road

Penn, Wolverhampton

A delightfully positioned four bedroom detached home located within a highly sought after Penn address occupying an elevated position setback just off the service road behind a generous driveway with an established front garden.

Once inside this spectacular home you are greeted by spacious entrance hall benefitting a WC with wash hand basin. The dining room located just off the entrance hall benefitting a bay window letting in plenty of light, a feature fireplace with decorative brick surround and a staircase to the snooker room. The living room has a large bay window with french doors leading out to the garden and a feature fireplace creating a lovely family living area. At the end of the hallway brings you to the breakfast room and beautifully fitted kitchen with wall and base units along with a door leading to a separate utility room. The study, currently being used as a bedroom completes the ground floor as it provides an excellent place for multiple purposes such as a play room for children or an office space for working from home needs.



B.



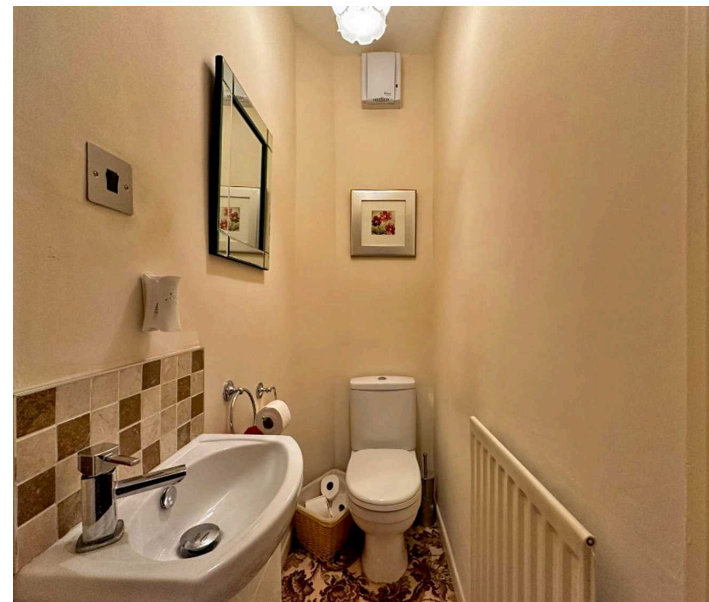
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Up the stairs takes you to an impressive landing providing entry to four bedrooms, a shower room and a family bathroom. The principal and third bedroom are positioned at the front of the property whilst the second and fourth are located to the rear. A shower room located adjacent to the principal bedroom creates the potential to be converted into an en-suite. The family bathroom is situated at the end of the landing, well suited for a family showcasing a corner shower, bath, WC and wash hand basin. The snooker room is located on the first floor which can be accessed from the stairs off the dining room or the exterior balcony in the rear garden, this room boasts a unique opportunity for having a fantastic space for entertaining family and friends.

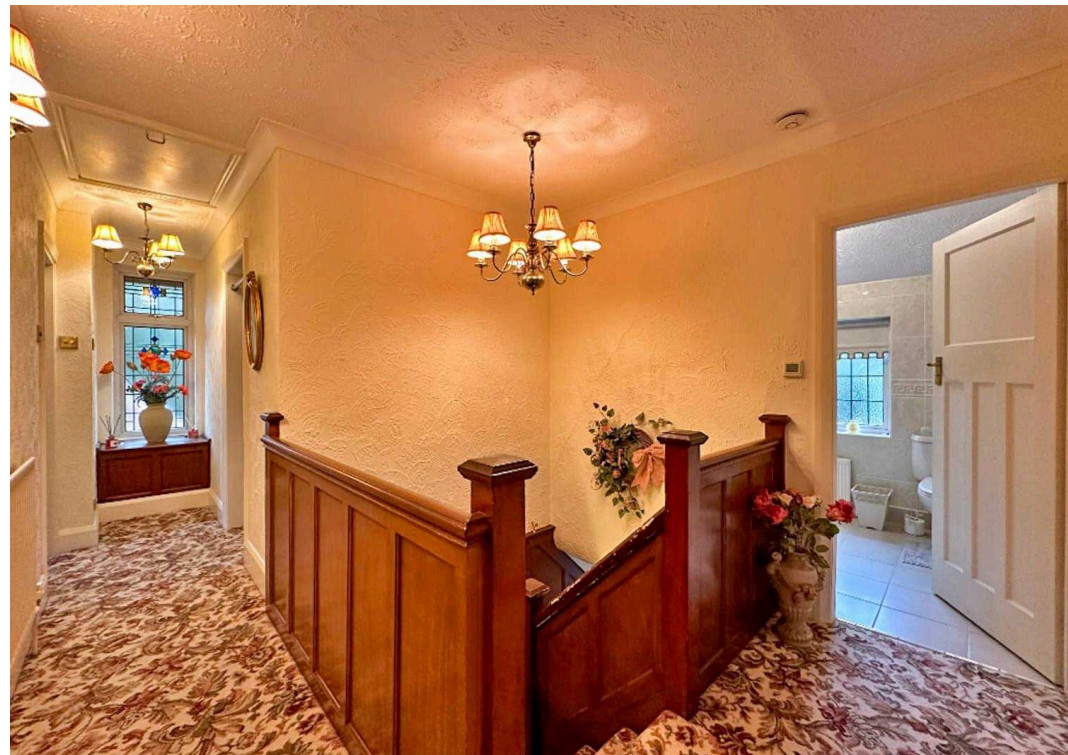
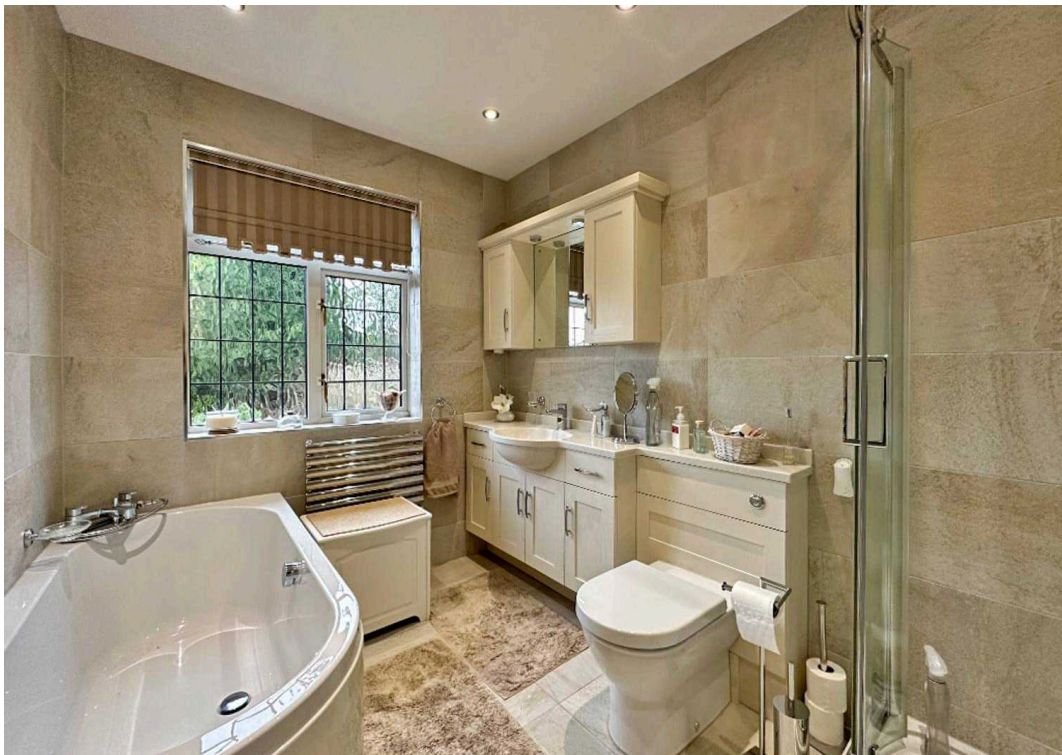
To the front of the property is a large driveway offering parking for multiple vehicles accompanied by an established front garden, gated side access to the left and right of the property and an electrically operated double garage door. The rear garden will not disappoint, with a swimming pool, tennis court, large lawn and patio areas, this garden has all the potential to be a wonderful space for all to enjoy.

We are advised by our client that this property is;  
Freehold, Council Tax band - G, EPC - D.



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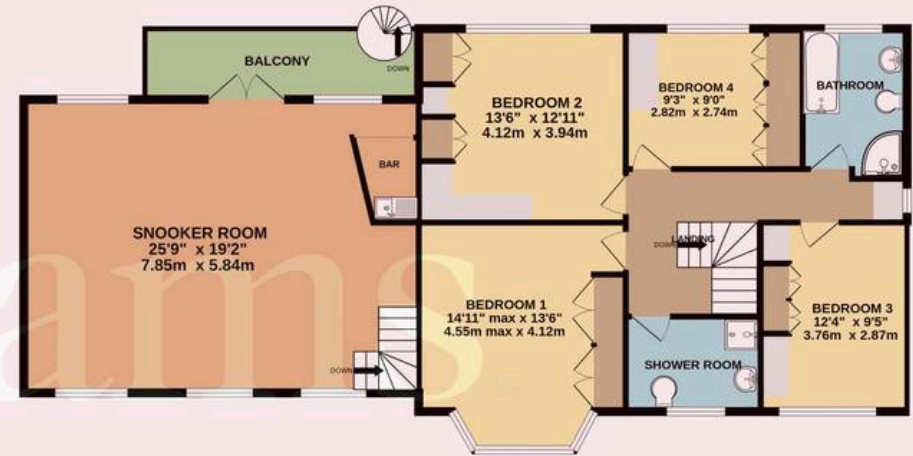




GROUND FLOOR  
1457 sq.ft. (135.4 sq.m.) approx.



1ST FLOOR  
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA : 2767 sq.ft. (257.0 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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