



1 SPRINGHILL GROVE  
PENN  
WOLVERHAMPTON WV4 4SU

**BARTLAM'S**

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# 1 Springhill Grove Penn Wolverhampton WV4 4SU

An attractive 4 Bedroom Traditional style Semi-Detached House occupying a prominent corner position within this established neighbourhood of popularity on the south-western outskirts of Wolverhampton, handy for local shopping and public transport.

Considerably enlarged in recent years the house provides a roomy family sized layout which notably includes: Entrance Hall; interlinked Lounge and Dining Room; Inner Hall and Side Porch; well-fitted Breakfast Kitchen; ground floor Bedroom with En-Suite Shower Room; 3 first floor Bedrooms, two with wardrobes; and Bathroom with white suite including corner bath and shower. Gas central heating and uPVC double glazing are installed and there is double-width Off-Road Parking to the side.

Most of the garden is to the front and side of the property which is nicely screened by shrubs and fencing and there is an enclosed paved patio area to the rear.

The property can briefly be described as follows: (All measurements are approximate).

## OFFERS AROUND: £199,950

### GROUND FLOOR

**Hall:** having laminate flooring, central heating radiator and uPVC double glazed front door.

**Lounge/Dining Area:** the Lounge Area being: 11'0" (excluding bay) x 11'0" (3.36m x 3.35m) having uPVC double glazed bay window and bay central heating radiator, attractive contemporary style fireplace with inset log effect living flame gas fire, coved ceiling, wall light points and archway to: **Dining Area being: 12'1" x 10'4" (3.70m x 3.17m)** having coved ceiling, central heating radiator and uPVC double glazed doors to rear patio.

**Inner Hall:** having laminate flooring, central heating radiator and Cloaks Cupboard under stairs.

**Side Porch:** having uPVC double glazed window and door.

**Breakfast Kitchen:** 13'10" x 10'5" (4.22m x 3.18m) having a range of modern 'beech' effect units



driveway to the side providing Off-Road Parking. Two garden Sheds.

### Services:

All mains services are available.

### Council Tax:

Band 'C'

### Viewing:

By appointment with the Agent.

comprising floor based cupboard and drawer units, work tops over with inset single drainer stainless steel sink unit, wall cabinets and tall store units, one housing Alpha gas fired combination boiler. Built-under double oven, 4 ring electric hob and stainless steel cooker hood over. Space and plumbing for domestic appliances, integrated dishwasher and fridge/freezer. Ceramic tiled floor, central heating radiator and part-tiled walls. uPVC double glazed window and door to rear patio. uPVC double glazed window to front.

**Bedroom 4: 14'5" x 7'8" (4.41m x 2.36m)** having laminate flooring, central heating radiator and uPVC double glazed window. **En-Suite Shower Room:** having laminate flooring and a white suite comprising pedestal wash hand basin, corner shower cubicle and low flush W.C. Central heating radiator and uPVC double glazed window.

**FIRST FLOOR:**

**Landing:** having uPVC double glazed window.

**Bedroom 1: 14'0" (into bay) x 9'8" (min) (4.26m x 2.97m)** having uPVC double glazed bay window, two central heating radiators and wardrobes with sliding doors.

**Bedroom 2: 12'1" (8'7" (min) (3.68m x 2.64m)** having built-in wardrobes/shelving units, uPVC double glazed window and central heating radiator.

**Bedroom 3: 9'3" x 6'5" (2.83m x 1.96m)** having uPVC double glazed window and central heating radiator.

**Bathroom:** having a white suite comprising corner bath with shower over, pedestal wash hand basin and low flush W.C. Wood effect flooring, central heating radiator, uPVC double glazed window, Linen Cupboard and tiled walls.

**OUTSIDE:**

Extensive lawned garden to front and side screened by fencing and trees and with paved patio area and shrub borders. Enclosed paved patio area off the Kitchen. Double width tarmac

**FIXTURES AND FITTINGS:** Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

**CONSUMER PROTECTION REGULATIONS:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MORTGAGE ADVICE:** Choosing a mortgage may be your most important financial commitment. Mortgages, Protection & Associates are registered as Independent Mortgage Advisers and offer independent, impartial and professional advice. Please speak with the Mortgage Consultant based at this office. Mortgages, Protection & Associates are an appointed Representative of Sesame Ltd which is authorised and regulated by the Financial Conduct Authority. Written details are available on request. For mortgages the adviser can be paid commission by the lender or if you prefer a fee, usually 0.30% of the loan.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





