



**Wigmore Lodge Pennyhill Lane, West Bromwich B71 3RU**

**welcome to**

## **Wigmore Lodge Pennyhill Lane, West Bromwich**

Unique Period Character Semi-Detached Home

Gas Central Heating

Double glazed throughout.

Reception Lounge, 8' open plan fitted kitchen

### **Reception Hall**

Large area with recently installed composite double-glazed door and property named etching on window above, tiled floor, ornamental archway, walk in store cupboard, with recently updated electricity board, as well as the controls for an alarm system and linked wired smoke and heat detectors. Feature return staircase with half landing, iron handrail, stone steps and 2 double glazed sash opening window, with extensive views of Sandwell Valley and leading to 1st floor.

### **Lounge**

14' 11" x 12' 10" ( 4.55m x 3.91m )

Featuring high ceilings, large double glazed sash opening windows, electric fire with ornamental surround, wooden floor, ornamental niche, picture rails and radiator.

### **Fitted Kitchen**

16' 9" x 13' 10" ( 5.11m x 4.22m )

Fabulous, spacious, completely renovated open plan kitchen / diner with solid oak breakfast bar, comprising of plug / USB sockets with cupboards / storage. Feature staircase, great light and elevated ceiling. Newly fitted double glazed windows to 2 elevations, with built in induction hob and electric oven, integrated dishwasher and microwave grill, multi-light extractor fan, single drainer sink unit, work surfaces, lots of cupboard space and storage, 2 radiators, combi c/h boiler. Overlooks garden area.

### **Utility Area**

Bright, completely renovated utility / cloakroom leading to the downstairs bathroom and the garden. Newly installed composite door and new double-glazed windows throughout. Tiled flooring, washing machine, tumble dryer, work surface and plug sockets, radiator.

### **Bathroom / Wc**

Bright, completely renovated downstairs bathroom with new double-glazed windows, heated towel rail, radiator, electric charging socket for razors / toothbrushes and an electric point for a mirror. New white suite comprising of panelled bath, wc and fitted unit with vanity wash hand basin, laminated floor with views to the parking area.

### **Stairs**

Fabulous wide staircase leading from the reception hallway to the first floor, comprising of 2 landings. The first landing has a tall double glazed sash opening window with lovely views across Sandwell Valley and the second landing has a smaller double glazed sash opening windows with great views again. Leading to the upstairs shower room and the landing

### **Landing / Playroom / Office**

14' 6" x 7' 11" ( 4.42m x 2.41m )

Large area with high ceiling, large double glazed sash opening window, with views to the parking area, radiator, floor to ceiling bespoke fitted wardrobes / storage, and great for use as office or playroom.

### **Master Bedroom**

11' 7" upto wardrobes x 9' 2" ( 3.53m upto wardrobes x 2.79m )

Large double glazed sash opening window with fantastic views of Sandwell Valley, high ceiling and radiator. An array of bespoke fitted floor to ceiling wardrobes with corner unit, matching dressing table in feature alcove, and bed recess.

### **Bedroom 2**

11' 3" x 9' 1" ( 3.43m x 2.77m )







Large double glazed sash opening window with fantastic views over Sandwell Valley, high ceiling, insulated walls and floor, radiator and loft/tower feature access.

### Bedroom 3

11' 5" x 8' ( 3.48m x 2.44m )

Double glazed sash opening window, radiator, laminate floor, high ceiling with views of the car park.

### Shower Room

Traditionally Tiled Shower Room / wc Double shower unit with waterfall shower head, Fitted units with wash hand basin and low level wc, extractor fan, heated towel rail. Double glazed sash opening window with views of the car park.

past a hen house, with electricity been included in here too.

Subject to planning this could form part of an extension / conversion to further increase accommodation.

### Car Parking

Parking is in by the front door in the courtyard entered through the archway.



### Gardens

Private high round walled mature garden with lawn, blue brick area, paved area, shrubs, pear tree, rose bushes and breathtaking views to Sandwell Valley beyond. Recently re-levelled and re-turfed lawn area. Fantastic sun trap which slowly moves its way around the building to the front door by the evening.

Double outdoor electric socket

### Outbuilding

19' 3" x 10' 10" ( 5.87m x 3.30m )

This large outbuilding has recently been updated to include extra electric sockets, a large double glazed opening window, which has fantastic views of the garden and Sandwell Valley, a completely new front to the shed which comprises of double-glazed, double opening patio doors, perfect for summer entertaining and relaxing. The second room of the outbuilding has had a doorway knocked through which is currently being used as storage and in the



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- Unique Period Character Semi-Detached Home
- Gas Central Heating
- Double glazed throughout.
- Reception, lounge, & open-plan fitted kitchen
- Family bathroom / wc

Tenure: Freehold EPC Rating: E

offers in excess of

**£350,000**



Ground Floor



First Floor

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