

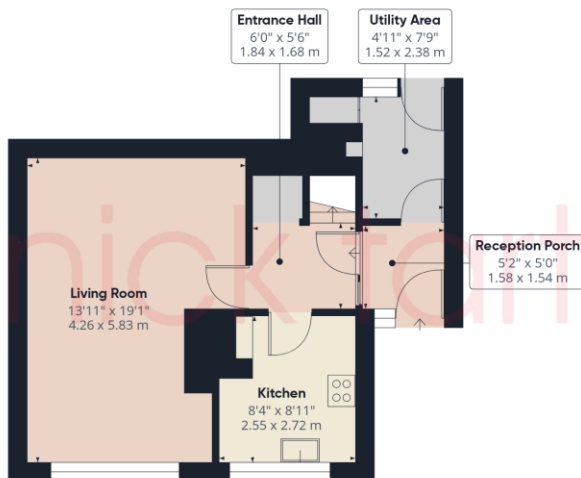


1 Wheathill Close, Penn, Wolverhampton, WV4 5HZ

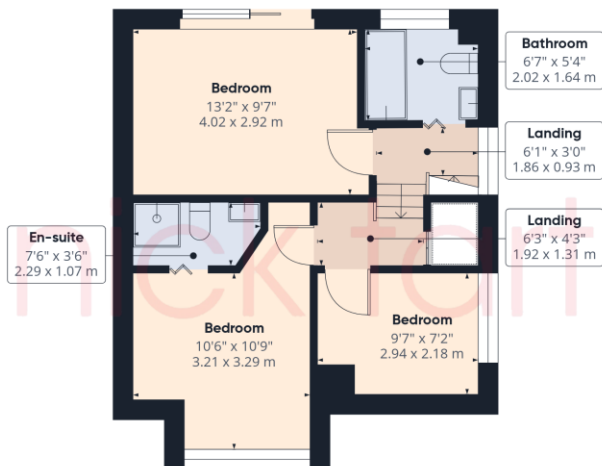
nick tart



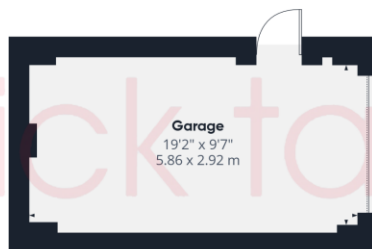
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

nick tart

Approximate total area⁽¹⁾

1318 ft²
122.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Occupying an elevated cul-de-sac position within a much sought after location with wonderful views towards St Bartholomew's Church and local rolling countryside beyond this two and a half story detached family home has an interesting layout of accommodation and provides some appealing and quirky features both externally and internally which can only truly be appreciated by making an appointment to view this extremely interesting family home.

- Double-glazed reception porch
- Separate utility area
- Entrance hall
- Fitted kitchen
- Good size living room
- Family bathroom
- Three good size bedrooms with master ensuite
- Bar and games room
- Off road parking
- Detached garage
- Landscaped tiered gardens

Situated on the fringe of Penn Common and Golf Course with its meandering walks and lovely local countryside the property is not only conveniently located to St Bartholomew's Church and Village Hall but also St Bart's Primary School is within walking distance and the A449 Penn Road is a short driving distance away providing a wealth of local amenities including shops and public transport services.

The accommodation in further detail comprises...

Double glazed reception porch with access into a most useful **utility area** with plumbing for automatic washing machine, storage cupboard and double-glazed door leading into the rear garden.

The entrance hall benefits from laminate flooring and large recessed alcove.

Fitted kitchen enjoys lovely views having a matching suite of units comprising of stainless steel single circular sink unit with range of cupboard with matching worktops and tiled splash backs, built in split level electric double oven and gas hob with extractor over, plumbing for automatic dishwasher, range of wall cabinets and double-glazed window.

The good-sized living room also benefits from an exceptional elevated aspect and views, having a feature contemporary style fireplace with living flame effect electric fire.

Stairs lead from the entrance hall to the

first floor landing with radiator and double glazing.

House bathroom with panel bath, shower and screen, close coupled WC, pedestal wash hand basin, heated chrome towel rail, tiled walls and floor with a double-glazed window.

Bedroom two overlooks the tiered garden with radiator and double-glazed sliding patio windows a small secondary set of stairs lead up to

Second floor landing with large linen cupboard housing the wall mounted gas central heating boiler and access to...

Bedroom one again with amazing views towards the Clee Hills and having an **ensuite shower room** radiator and laminate flooring.

Bedroom three with Velux window, double-glazed window and radiator

Outside...

The property enjoys off road parking with a **detached garage** with steps leading up to the front elevation with access into the games room and bar with fitted seating area, built-in bar and pool table.

The rear garden itself has been cleverly landscaped and tiered for that discerning gardener with stunning views from the top levels and there is a most useful double glazed potting shed/workshop.

EPC - E45

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band D (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

