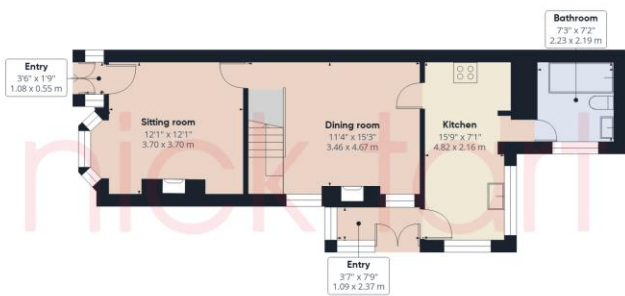




3 Mount Pleasant Cottages, Penwood Lane, Wolverhampton,  
WV4 5JE

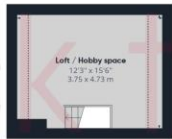




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2



Approximate total area<sup>(1)</sup>

1648 ft<sup>2</sup>  
153.2 m<sup>2</sup>

Reduced headroom

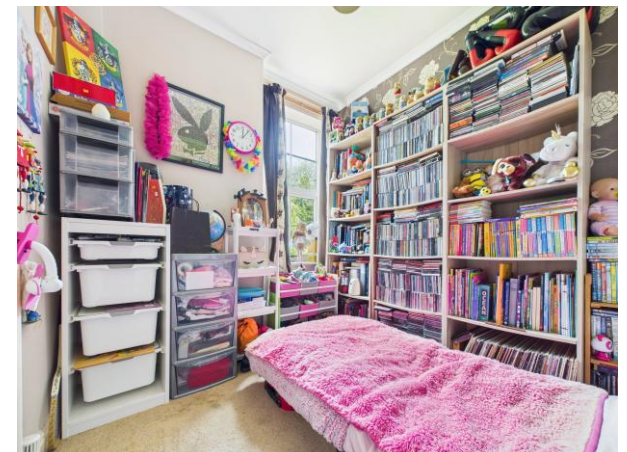
42 ft<sup>2</sup>  
3.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360



Occupying a slightly elevated position, this deceptively spacious miners' cottage not only provides an appealing layout of a living accommodation but in addition, there is a separate two storey detached building, adjacent to the main dwelling which could be utilized for a multitude of purposes, subject to preferred approval being obtained. The cottage itself is situated on fringe of Penn common golf course with its meandering walks and local countryside, together with St Bartholomew's church and village hall within easy walking distance and the excellent St Bart's primary school just down the road.

Main house:

- Reception porch
- Sitting room with feature fireplace
- Dining room with feature fireplace
- Fitted kitchen
- Downstairs Victorian style bathroom
- 3 first floor bedrooms with additional loft/ hobby space
- Off road parking
- Front and rear garden
- Conservatory
- Main room
- First floor gym
- Bathroom

Two storey detached ancillary accommodation:



The main house enjoys the benefit of gas central heating and double glazing and further comprises of...

**Reception porch** and...

**Front facing sitting room** which has a feature cast iron fireplace with living flame, gas coal effect fire, tiled inlays, wood surround and marble hearth, corniche ceiling, picture rail and radiators.

**Separate dining room** which has a feature cast iron fireplace with living flame, electric coal effect, tiled inlays, wooden surround and marble hearth, corniche ceiling, picture rail, radiators and double-glazed windows.

**Fitted kitchen** which has matching suite of units comprising of single drainer composite sink unit with tiled splash backs with range of cupboards with matching work tops, built in electric double oven with ceramic hob and extractor fan over, fitted Welsh style dresser with display cabinets and concealed lighting, built in plate rack, wall cabinets with concealed lighting under, space for automatic washing machine, double glaze windows, ceramic tiled flooring, recessed spot lighting and access through to the side entrance.

**Small lobby** between the kitchen and...

**Downstairs bathroom** which is a Victorian style suite comprising of paneled bath with brass furniture and shower, high flush WC, wash hand basin, part tiled walls and floor, radiator and double-glazed window.

Stairs lead from the dining room to...

#### First floor

**Landing** with radiator, coved ceiling and picture rail.

**Bedroom one** which has views over local countryside, original cast iron fireplace, fitted wardrobes and double-glazed windows.

**Bedroom three** which has a radiator and double-glazed windows.

**Bedroom two** which has a radiator, double-glazed window and concealed paddle stairs leading too...

#### Second floor

**Loft/lobby space** which has Velux windows, radiator, laminate flooring and wall mounted gas central heating boiler.

#### Outside

The front of the property is a **garden** and a good size **driveway** leading to the garage stores.

The rear of the property enjoys a patio with steps to a low maintenance garden area which has a variety of shrubs and trees, sun terrace and garden shed.

#### Two story detached ancillary accommodation

Access to the two-storey detached ancillary accommodation is through an excellent sized **conservatory**, garage stores housing the separate gas central heating boiler for this building.

#### Ground floor

**Main room** which has a radiator, ceramic tiled flooring, a cast iron wood burner and stairs too...

#### First floor

**Gym** which has a radiator and double-glazed windows.

**Separated bathroom** which has a P shaped bath with shower over, WC, wash hand basin, heated towel rail, ceramic tile flooring and double-glazed window with views

#### EPC - E51

**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.



