



60 Church Hill, Penn, Wolverhampton,  
WV4 5JD





## 60 Church Hill, Penn, Wolverhampton, West Midlands, WV4 5JD

This three storey Period residence has been completely transformed and sympathetically restyled to combine modern lifestyle requirements yet retaining much of the original charm and character. Enjoying an enviable position with impressive views from principle elevations over Penn Common and beyond the property further enjoys the benefit of local amenities including St Bartholomew's Church, school and Village hall within easy walking distance.

- Covered porch
- Vestibule
- Utility
- Fitted cloakroom
- Dining hall with sweeping staircase
- Cellar
- Open plan fitted kitchen and living room
- Separate dining room
- 4 bedrooms - 3 en-suite
- Allocated parking
- Enclosed private rear garden and views
- Energy Rating: D63

Situated in a sought after Conservation Area known locally as Penn Village with its Victorian style street lamps, old fashioned hostelry at the Barley Mow together with St Bartholomew's Church, school and village hall collectively make this an extremely desirable location to live with Penn Common and countryside walks literally within walking distance.

Deceptive externally and providing spacious and versatile living accommodation which enjoys the benefit of gas central heating and double glazing (where stated) in further detail comprises...

**Covered porch. Vestibule** with original period door with coloured leaded lights, oak flooring and cupboard. **Separate utility** with radiator, ceramic tiled flooring and sash window. **Fitted cloakroom** with close coupled wc, pedestal wash hand basin and wall mounted gas central heating boiler. Dining **hall** with oak panelled sweeping staircase leading to first floor gallery style landing and a delightful and heavily blown feature leaded picture window with coloured lights. Leading directly off the dining hall is the **open plan living room and fitted kitchen**. **Kitchen** having matching suite of high gloss units, stainless steel single drainer sink unit, a range of cupboards, matching work surfaces incorporating split-level 'Bosch' electric double oven and 'Smeg' induction hob with extractor over, integrated dishwasher, fitted larder unit, a range of wall cabinets, plinth lighting, island unit with integrated fridge, part tiled walls, vertical contemporary style radiator, exposed stripped flooring and recessed down lighters. **Living room** having feature fireplace with cast iron wood burner and hearth, double glazed french doors leading to the enclosed rear garden. **Separate sitting room** having radiator and sash window to the rear.

A sweeping staircase rises from the dining hall leading around to an **impressive first floor landing**. **Bedroom one** with sash window and lovely aspect. **En-suite** with double shower cubicle, pedestal wash hand basin and close coupled wc. **Bedroom two** with airing cupboard, double glazed window and sash windows. **En-suite** with double width shower cubicle, high flush wc, wash hand basin, ceramic tiled walls and sash window. **Bedroom three** with radiator, sash window, exposed stripped flooring and a lovely aspect.

Stairs lead from the first floor landing to the **second floor** which also boasts an impressive **bedroom four** with airing cupboard, double glazed windows and magnificent views across countryside and beyond. **En-suite** with free standing ball and claw cast iron bath. Pedestal wash hand basin and close coupled wc

### Outside

The property is approached via a wrought iron gate to a private pathway leading to the covered porch. Immediately adjacent and within a short walk are **two allocated parking spaces**. The **private and mature rear garden** enjoys a raised patio and terrace with side access and steps leading down to a shaped lawn with a variety of mature shrubs and trees with views towards Penn Common and beyond altogether creating a most pleasant setting.

**Tenure** - we are advised the property is Freehold.

**Services** - we are advised all mains services are connected. Gas fired central heating system.

**Council Tax** - Band E (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.



