



Robins Nest Farm, Dirty Foot Lane, Lower Penn, Wolverhampton, South Staffordshire, WV4 4UQ

**BERRIMAN**  
**EATON**

# Robins Nest Farm, Dirty Foot Lane, Lower Penn, Wolverhampton, South Staffordshire, WV4 4UQ

At present there is a farmhouse which needs complete refurbishment and includes an additional part brick outbuilding which has planning permission (22/00100/FUL) granted for a large detached family home. There are various further outbuildings in a plot of approximately 2.4 acres. The house has lounge, dining room, kitchen, bathroom downstairs and two bedrooms and bathroom upstairs. Access is via a secured five bar iron gate.

WOMBOURNE OFFICE  
EPC: F

## LOCATION

Robins Nest Farm is nestled midway along Dirty Foot Lane and stands in approximately 2.4 acres of grounds. Lower Penn is a small hamlet on the outskirts of Wolverhampton and lying amidst glorious South Staffordshire countryside. Local facilities are available in the nearby villages of Wombourne and Penn, whilst there is easy travelling to the extensive amenities afforded by Wolverhampton City centre itself with rail and bus station. The immediate location is ideal for walking, cycling and riding enthusiasts.

## DESCRIPTION

At present there is a farmhouse which needs complete refurbishment and includes an additional part brick outbuilding which has planning permission granted for a large detached family home. There are various further outbuildings in a plot of approximately 2.4 acres. The house has lounge, dining room, kitchen, bathroom downstairs and two bedrooms and bathroom upstairs. Access is via a secured five bar iron gate.

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## COUNCIL TAX

South Staffordshire District Council. BAND: D

## SERVICES

Mains electricity  
Drainage Septic tank  
Mains water. Metered supply. Private water pipe from the junction of Springhill Lane/Dirtyfoot Lane

Verification should be obtained from your surveyor.

## POSSESSION

Vacant possession will be given on completion.

## FIXTURES AND FITTINGS

The property is sold as seen.

## VIEWING

Contact the WOMBOURNE OFFICE

## DIRECTIONS

From the A449 at Lloyd Hill traffic island take Warstones Road and turn first left into Springhill Lane. After approximately 0.9 miles turn right into Dirty Foot Lane.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

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### Wombourne Office

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### Lettings Office

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£650,000

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