



52 Church Hill, Wolverhampton, WV4 5PE

BERRIMAN  
EATON

# 52 Church Hill, Wolverhampton, WV4 5PE

52 Church Hill is a detached modern property with a generous driveway affording off road parking for several vehicles, an integral garage and an enclosed rear garden. The property is finished and presented to a very high standard and has central heating, double glazing and no upward chain.

(WOMBOURNE OFFICE)  
EPC: E

## LOCATION

Church Hill is located in Upper Penn which is a sought after residential area within easy reach of a wide range of local facilities within Penn and with the more extensive amenities afforded by Wolverhampton City Centre. The area is well served by schooling in both sectors, St Bartholomews Primary School and The Royal School Wolverhampton being close to hand, and the Penn Road (A449) facilitates excellent motor communications.

## DESCRIPTION

52 Church Hill is a detached modern property with a generous driveway affording off road parking for several vehicles, an integral garage and an enclosed rear garden. The internal accommodation briefly comprises living room, modern kitchen and dining area with integrated appliances and high quality fitments, two bedrooms, en-suite shower room/wc and a family bathroom to the ground floor. To the first floor there two good sized bedrooms which enjoy stunning views across Wolverhampton. The property is finished and presented to a very high standard and has central heating, double glazing and no upward chain.

## ACCOMMODATION

The property has steps leading up to the ENTRANCE HALLWAY which is accessed via a composite front door with decorative opaque inserts and double glazed opaque side panels. There is a storage cupboard with hanging rail and shelving, a vertical radiator and steps leading up to a further hallway giving access into the LIVING ROOM with a stone feature fireplace with inset coal effect gas fire, coved ceiling, wall light points, radiator, engineered oak flooring, single glazed window detail allowing light into the hallway and double glazed sliding patio doors to the rear garden. The KITCHEN/DINING ROOM is fitted with a range of high quality wall and base units with complementary granite work surfaces and inset 1½ bowl sink unit with Quooker tap. Integrated appliances include a fridge freezer, dishwasher, washing machine and a double Hotpoint oven. There is a 4 ring gas hob with fitted extractor over. Tiled splash backs, wooden flooring, radiator, fitted breakfast bar, three double glazed windows to the side elevation and double glazed French doors to the rear garden.

The PRINCIPAL BEDROOM has a radiator and a double glazed window to the front elevation. The En-SUITE has a walk-in double shower cubicle with a waterfall head and glazed screen, vanity wash hand basin incorporating the low level W.C., heated ladder towel rail, part tiled walls, tiled floor, spotlights and a double glazed opaque window to the side elevation. The BATHROOM is fitted with a contemporary white suite and comprises 'P' shaped panelled bath with waterfall head shower over and a glazed side screen, wash hand basin and low level W.C. Part tiled walls, radiator, spotlights, chrome heated ladder towel rail and two opaque double glazed windows to the side elevation. There is an Airing Cupboard housing the Vaillant wall mounted central heating boiler. BEDROOM TWO has a radiator, coved ceiling and double glazed windows to two elevations.

The staircase rises to the first floor LANDING with wooden balustrades and two double glazed skylights, radiator and spotlights. BEDROOM THREE has built-in bespoke wardrobes with dressing table, seating area with spotlights, radiator and two double glazed skylights. BEDROOM FOUR has built-in bespoke wardrobes, radiator, spotlights and double glazed skylights to two elevations.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that all main services are installed.

## COUNCIL TAX

BAND E – Wolverhampton CC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

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### Lettings Office

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### Worcestershire Office

01562 546969

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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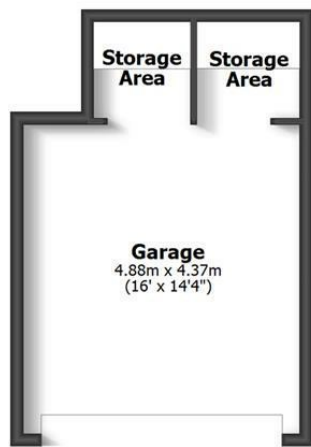
EPC: E

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**52 CHURCH HILL  
PENN**

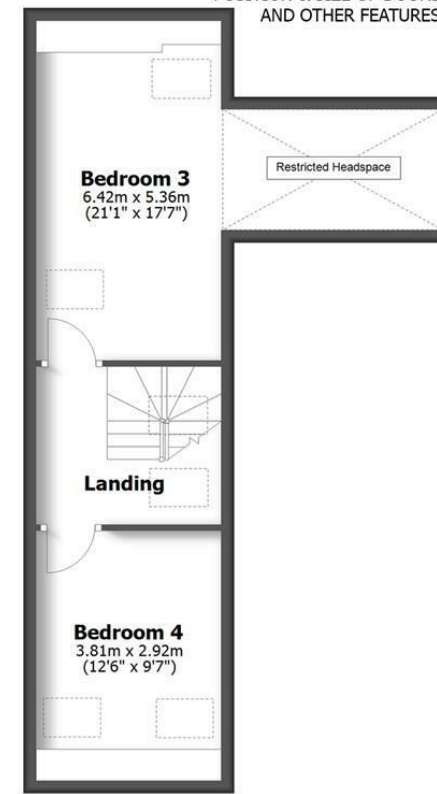
HOUSE: 135.4sq.m. 1457sq.ft.  
 GARAGE: 26.6sq.m. 286sq.ft.  
**TOTAL: 162sq.m. 1743sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Lower Ground Floor**



**Ground Floor**



**First Floor**

