



The Crofts and The Cottage, 32 Church Hill, Penn, Wolverhampton, WV4 5PN

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EATON

# The Crofts and The Cottage, 32 Church Hill, Penn, Wolverhampton, WV4 5PN

A fascinating family home with much history together with an adjoining two storey cottage making the property ideal for extended family living, all set within a large, west facing plot of approximately 0.3 acres in total

## LOCATION

Church Hill is located in 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

The Crofts is a period, family home of much charm and character which is believed to date from the seventeenth century and which has been subsequently altered over the years to create a delightful residence with the additional benefit of an adjoining two storey cottage.

Internally The Crofts benefits from much fine timbering with exposed beams, old fireplaces and an abundance of character.

The property would now benefit from some works of improvement affording buyers the opportunity to make the home "their own". It benefits from double glazing and gas fired central heating.

## ACCOMMODATION

A gabled, tiled hung PORCH has a panelled front door opening into the HALL with a light triple aspect, wooden flooring and a useful storage cupboard. There is a LOUNGE with a light through aspect, a wide Inglenook fireplace with quarry tiled hearth, brick back and display niches, a door to the CELLAR with work bench and a door to the SITTING ROOM with a light through aspect and a Victorian style, cast iron fireplace with painted ceramic slips and tiled hearth. Double doors from the lounge open into the CONSERVATORY which is fully double glazed with tiled floor and an interconnecting door to the breakfast room. There is a BREAKFAST KITCHEN with a full range of hand crafted wall and base mounted units by well known specialist Bernard Savage with granite working surfaces, space for a range style cooker, an under mounted double bowl ceramic sink, an integrated Bosch dishwasher, an integrated fridge and freezer and double glazed doors into the BREAKFAST ROOM which is a continuation of the conservatory and which is fully double glazed. There is an INNER HALL and LAUNDRY with an external door, storage cupboards, plumbing for a washing machine and space for a tumble dryer, a side window, a storage area above and a SHOWER ROOM with fully tiled shower, WC and pedestal basin, tiled floor, a side window and a chrome towel rail radiator. A door from the hall opens into the DINING ROOM with a window to the side, ceiling coving and a door into the FAMILY ROOM with windows to two elevations and an interconnecting door to The Cottage.

A staircase from the lounge rises to the first floor landing with a linen cupboard, storage cupboards and a window. The PRINCIPAL SUITE has a double bedroom with a window and an EN-SUITE WASHROOM with a WC and vanity unit with wash and cupboard beneath, laminated flooring and side window. BEDROOM TWO is a good double with a light, through aspect and a decorative Victorian style fireplace with ceramic tiled slips. BEDROOM THREE is a double room in size with a light corner aspect, a decorative cast iron fire grate and a wall hung vanity basin. The BATHROOM has a fitted suite with a panelled bath with shower over, pedestal basin and WC, a window and laminated flooring.

A further staircase from the landing rises through trap door access to THREE WELL PROPORTIONED LOFT ROOMS which could be utilised for a variety of different purposes according to buyers individual requirements with one currently being used as a double bedroom with pedestal wash basin and window, and one of which previously having been used as a playroom together with a large landing room in the middle.

## THE COTTAGE

A front door opens into the small HALL with a cloaks cupboard and a glazed door opening into the SITTING ROOM with laminated flooring, a wall mounted canopy gas fire, a side window and glazed, double doors opening into a GARDEN ROOM which is fully double glazed with French doors to the garden and tiled floor. The BREAKFAST KITCHEN has a basic range of wall and base mounted units, stainless steel sink, point for an electric cooker, a light triple aspect and a door into an INNER HALL with an adjoining BATHROOM with a panelled bath, pedestal basin and WC, a window and laminated flooring.

A staircase from the hall rises to the first floor landing with a window and a roof light, a linen cupboard and TWO DOUBLE BEDROOMS together with a SHOWER ROOM with a fully tiled shower, WC, pedestal basin and window.

## OUTSIDE

There is a gravelled DRIVEWAY leading off Church Hill providing ample off street parking with a wrought iron gate and fence leading to a further PARKING AREA and a TANDEM GARAGE with electric light and power. The REAR GARDEN is a particular feature of the residence with an extensive lawn, beautifully stocked beds and borders, some fine, matured trees and a delightful, matured backdrop. The property enjoys a surprisingly high degree of privacy and the garden is fitting for a property of this calibre. The lawns lead around the side to a front garden with, again, stocked and matured beds and borders.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND G – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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

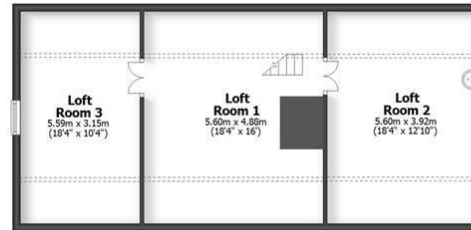
Offers Around  
£645,000

EPC: F

**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.



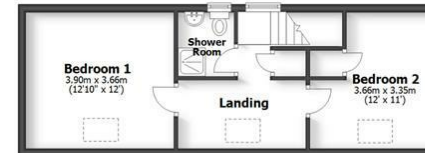
**THE CROFTS**  
32 CHURCH HILL, PENN



Loft



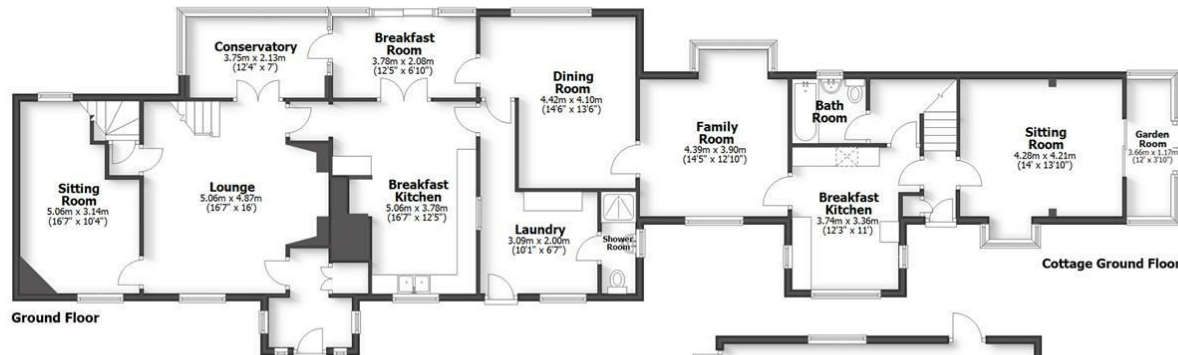
First Floor



Cottage First Floor



Cellar



Ground Floor

Cottage Ground Floor



Tandem Garage

HOUSE: 269.6sq.m. 2902sq.ft.  
 LOFT: 67.9sq.m. 731sq.ft.  
 CELLAR: 13.9sq.m. 150sq.ft.  
 GARAGE: 20.3sq.m. 218sq.ft.  
**TOTAL: 371.7sq.m. 4001sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

