



104 Springhill Lane, Wolverhampton, WV4 4TJ

BERRIMAN
EATON

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Springhill Lane is a large, detached family home with a generous driveway, garage and a well maintained rear garden with stunning views towards Wolverhampton with a large amount of storage beneath the house accessed from the garden. Comprising a porch, entrance hall, shower room/wc, living room, conservatory, dining room, sitting room, office, breakfast kitchen and separate utility/spice/preparation kitchen to the ground floor. To the first floor there are four good sized bedrooms and shower room to the first floor. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Springhill Lane has traditionally been thought of as one of the finest addresses within the area and this house stands in one of the preferred positions on the road being in an elevated position with an open aspect and stunning views. A wide range of local amenities and facilities are available in Penn, Springhill and the picturesque village of Wombourne with the City Centre itself being within easy reach. The area is well served by schooling in both sectors.

DESCRIPTION

Springhill Lane is a large, detached family home with a generous driveway, garage and a well maintained rear garden with stunning views towards Wolverhampton with a large amount of storage beneath the house accessed from the garden. The internal accommodation briefly comprises a porch, entrance hall, shower room/wc, living room, conservatory, dining room, sitting room, office, breakfast kitchen and separate utility/spice/preparation kitchen to the ground floor. To the first floor there are four good sized bedrooms and shower room to the first floor. The property benefits from central heating and double glazing.

ACCOMMODATION

The PORCH has double glazed double opening doors with side panels and tiled floor. The ENTRANCE HALL has a composite door with opaque side panels, staircase rising to the first floor landing, tiled floor, understairs storage cupboard and radiator. The SHOWER ROOM has a walk in shower cubicle with electric shower, low level W/C, vanity wash hand basin with mixer tap, heated ladder towel rail, tiling to the walls and floor. The LOUNGE has a double glazed window to the front elevation, wood burner and fireplace, wiring for wall lights, radiator and double opening glazed doors into the CONSERVATORY, this is brick and double glazed construction, partly opaque, with a glass roof, double glazed patio door to the rear garden and two radiators. The SNUG is accessible from both the hallway with double glazed window to the front elevation, spotlights, radiator and double doors into the LIVING ROOM, this has double glazed French doors to the rear garden, coal effect gas fire and surround, radiator and door into the OFFICE/PLAYROOM. This has double glazed window to the rear elevation, a range of storage cupboards and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset one and half bowl and drainer with mixer tap, double glazed window overlooking the garden with stunning views and double glazed door. There is a built in oven, 4 ring hob, extractor, integrated dishwasher, tiled floor and radiator. The UTILITY/PREPARATION KITCHEN has complementary fitted cupboards and work surfaces, single drainer sink unit and mixer tap, wall mounted central heating boiler, space for an oven, plumbing for a washing machine, tiled floor, radiator and door to the side lobby with spotlights and a radiator and access to the SINGLE GARAGE, which has an elevating door.

The staircase rises to the FIRST FLOOR LANDING with wooden balustrades, double glazed window to the front elevation, radiator, loft access and airing cupboard. DOUBLE BEDROOM 1 has double glazed window to the rear elevation, radiator and a range of fitted wardrobes with overhead storage and incorporating bedside tables. DOUBLE BEDROOM 2 has double glazed window to the front elevation and radiator. DOUBLE BEDROOM 3 has double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 4 has double glazed window to the front elevation and radiator. The SHOWER ROOM has a walk in shower cubicle with multi head shower, vanity wash hand basin and mixer tap, incorporating the low level W/C, double glazed opaque window to the rear elevation, spotlights, heated ladder towel rail, tiling to the walls and flooring.

OUTSIDE

To the front of the property there is a lawn area with planted shrubbed border and steps leading down to the entrance and a shaped concrete imprint driveway suitable for parking several vehicles off road, hedge and shrubs to the boundary. There is side gated access leading to the rear garden. There is a raised slabbed patio area with steps leading down to a further patio, lawn area, access to the subterranean storage rooms which are only accessed externally, fish pond, lower patio, astro turf giving access to the cesspit, and fence to the boundary. The property has enviable elevated views across the fields to Wolverhampton.

TENURE We understand that the property is FREEHOLD.

SERVICES We are informed by the Vendors that the majority of services are connected, however the drainage is to a cesspit in the rear garden.

COUNCIL TAX BAND F – South Staffordshire District Council

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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Offers In The Region Of
£675,000

EPC: C

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.



**104 SPRINGHILL LANE
LOWER PENN**

HOUSE: 199.9sq.m. 2152sq.ft.
 GARAGE: 19sq.m. 205sq.ft.
TOTAL: 218.9sq.m. 2357sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



