



Holly Trees Lodge Penn Road, Gospel End Village, Dudley, DY3 4AG

BERRIMAN  
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Holly Trees Lodge is a detached bungalow, close to Baggeridge Park, with a large garage, off road parking and an enclosed and private rear garden. The internal accommodation briefly comprises entrance porch, entrance hall, living room with dining area, breakfast kitchen, bathroom fitted with white suite, principal bedroom with en-suite and second bedroom. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

## LOCATION

The Bungalow is situated at the top of Penn Road, next to Gospel End Road and can be found virtually opposite the access to Baggeridge Country park giving excellent opportunities for natural walks in the Countryside. The property is within convenient travelling distance of both Sedgley and Wombourne.

## DESCRIPTION

Holly Trees Lodge is a detached bungalow with a large garage, off road parking and an enclosed and private rear garden. The internal accommodation briefly comprises entrance porch, entrance hall, living room with dining area, breakfast kitchen, bathroom fitted with white suite, principal bedroom with en-suite and second bedroom. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

The PORCH has double glazed leaded door with side windows and tiled floor. The ENTRANCE HALL is accessed through a double glazed leaded door, radiator and loft access, this has a pull down ladder and is partly boarded. The LIVING ROOM has a double glazed leaded bay window and an adjacent double glazed leaded window to the front elevation, two radiators, wiring for wall lights, coal effect gas fire and surround. The KITCHEN is fitted with a range of wall and base units with complementary granite work surfaces, inset one and a half sink and drainer with mixer tap, integrated double oven, 4 ring gas hob and extractor, fridge freezer, plumbing and space for washing machine and dishwasher. There is a double glazed leaded window to the rear elevation and a double glazed leaded door to the rear garden, spotlights and tiled floor.

The PRINCIPAL BEDROOM has a range of fitted wardrobes with overhead storage, bedside tables, double glazed leaded window to the rear elevation, radiator and access to the EN-SUITE which has a walk in shower cubicle, vanity wash hand basin and mixer tap, low level W/C, heated ladder towel rail and airing cupboard, double glazed leaded window, tiling to the walls and flooring. BEDROOM 2 has a double glazed leaded window to the front elevation, wardrobes with overhead storage and radiator. The BATHROOM is fitted with a white suite which comprises L shaped bath with shower over, low level WC, vanity wash hand basin with mixer tap, double glazed opaque leaded window to the rear, radiator, spotlights, tiling to the floor and walls.

## OUTSIDE

The property has a block paved driveway with a well stocked and planted foregarden, access to the garage and side access to the rear garden. The GARAGE has an electronically operated elevating door, a wall mounted central heating boiler and UPVC door to the rear. The REAR GARDEN has a full width block paved patio area, shaped lawn, raised and well established planted beds, fence to the boundary and a shed.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD  
SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND E – South Staffordshire DC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

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Offers In The Region Of  
£445,000

EPC: D

**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.



**HOLLY TREES LODGE**  
**PENN ROAD, GOSPEL END VILLAGE**

BUNGALOW: 77.2sq.m. 831sq.ft.  
GARAGE: 22.3sq.m. 240sq.ft.  
**TOTAL: 99.5sq.m. 1071sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**

