



64 Langley Road, Lower Penn, Wolverhampton, South Staffordshire, WV3 7LH

**BERRIMAN**  
**EATON**



# 64 Langley Road, Lower Penn, Wolverhampton, South Staffordshire, WV3 7LH

Langley Road is an extended, spacious semi-detached family home which has been improved by the current owners. Large driveway for parking multiple vehicles off road and a generous private garden with external garden room. The accommodation comprises porch, entrance hallway, shower room, sitting room, living room, open plan kitchen/dining and family room with separate utility. To the first floor there are four double bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Langley Road is ideally located for all local amenities within Merry Hill together with further extensive facilities afforded within convenient travelling distance of Wolverhampton City Centre. A wide range of schooling can be found both independent and maintained. There is easy access to neighbouring localities of Tettenhall, Finchfield, Wombourne and Penn with regular bus routes into the City at the end of the road.

## DESCRIPTION

Langley Road is an extended and extremely spacious semi-detached family home which has been extensively improved during the current owners tenure. There is a large driveway suitable for parking multiple vehicles off road and a generous private garden with a detached multipurpose garden room. The internal accommodation briefly comprises enclosed porch, entrance hallway, shower room, sitting room, living room, open plan kitchen/dining and family room with separate utility. To the first floor there are four double bedrooms and a family bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

The PORCH has double glazed leaded French doors with double glazed leaded windows to the side and front elevation and tiled floor. The ENTRANCE HALL has a wooden door with stained glass window to the side elevation, staircase rising to the first floor landing with storage beneath, tiled floor, spotlights, part panelled walls and radiator. The LIVING ROOM has a double glazed leaded bay window to the front elevation, coal effect fireplace with wooden surround, radiator and spotlights. The SITTING ROOM has a double glazed leaded bay window to the front elevation, radiator and spotlights. The SHOWER ROOM has a fitted shower cubicle with multi headed shower, vanity wash hand basin and mixer tap, low level WC, heated ladder towel rail, tiling to the walls and flooring. The FAMILY AREA has double glazed leaded French doors onto the garden, part panelled walls, spotlights and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with single drainer sink unit and mixer tap, there is a central island incorporating a breakfast bar, double glazed leaded bi folding doors onto the rear garden and double glazed leaded window to the side and rear elevation. There is space for a Range style oven with extractor, integrated dishwasher and space for fridge freezer. There is underfloor heating, a wall mounted central heating boiler and tiled floor. The UTILITY ROOM has a fitted worksurface and storage cupboards, with plumbing and space beneath for washing machine and tumble dryer and spotlights. There is a music system with speakers fitted for the ground floor.

The staircase rises to the FIRST FLOOR LANDING where there is a double glazed window to the front elevation, loft access with a pull down ladder, spotlights and radiator. The FAMILY BATHROOM is fitted with a white suite which comprises a bath with shower over, a separate cubicle with multi headed shower, low level WC, vanity wash hand basin, heated ladder towel rail, double glazed opaque window to the front elevation, tiling to the walls and spotlights. The PRINCIPAL BEDROOM (formerly two separate bedrooms) has two double glazed leaded windows to the rear elevation, radiator and a range of bedroom furniture including wardrobes, one mirrored, and dressing table. DOUBLE BEDROOM 2 has a double glazed bay window to the front elevation, fitted wardrobes and drawers and a radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, fitted wardrobes, partly mirrored, cupboards, shelving and radiator. DOUBLE BEDROOM 4 has a double glazed leaded window to the front elevation, fitted wardrobe and radiator.

## OUTSIDE

The property has an extensive concrete imprint driveway suitable for parking multiple vehicles off road, there is a small lawned area behind the wall and a hedge boundary. The REAR GARDEN has a private aspect with a full width paved patio area with wooden pergola, a lawned area, hedge to the boundary and a path leading to the GARDEN ROOM; this has a double glazed door, three windows overlooking the garden, a fitted worksurface with single drainer sink unit, power and lighting.

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

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### Bridgnorth Office

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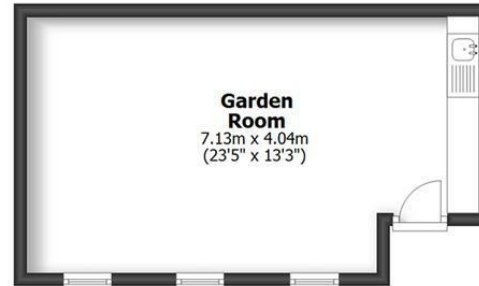
Offers In The Region Of  
£495,000

EPC: C

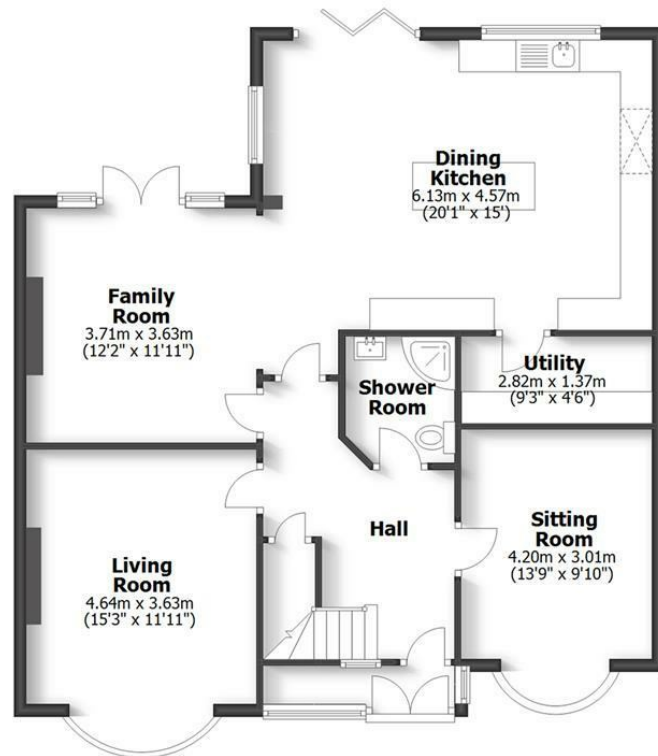
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



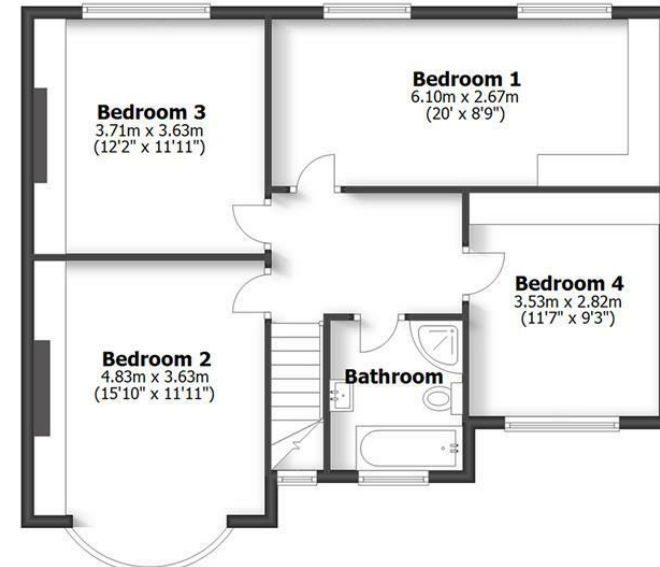
**64 LANGLEY ROAD  
LOWER PENN**



HOUSE: 161.5sq.m. 1739sq.ft.  
 GARDEN ROOM: 27.3sq.m. 294sq.ft.  
**TOTAL: 188.8sq.m. 2033sq.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**



**First Floor**



