



1 Manor Road, Penn, Wolverhampton, WV4 5PX

BERRIMAN  
EATON



# 1 Manor Road, Penn, Wolverhampton, WV4 5PX

A most exceptional, extended family home with high quality fittings and a large open plan kitchen designed by Magnet and including a luxury range of appliances. Quietly positioned next to the park, there is also a building in the garden suitable for a home office/playroom.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

## LOCATION

This end of cul-de-sac location is just off the Penn Road (A449), a popular and convenient address leading from Wolverhampton City Centre towards Wombourne, Dudley & Stourbridge. The property is situated in between Mount Road and Penn Road, next to Manor Park, a recreational ground with children's play area. There are shopping and leisure facilities nearby together at Mount Road and Manor Road, as well as a library and regular bus routes into the City Centre, Dudley and Stourbridge. There is reputable schooling for all age groups however both Woodfield Primary School and The Royal are both within walking distance. Wolverhampton Train station is also situation close by for convenient commuter journeys.

## DESCRIPTION

This extended family home is most deceptive in size, with a large high quality open plan kitchen area, designed by Magnet Kitchens and having a vaulted ceiling with two sky lights over the open plan area. There is off road parking for several vehicles and a low maintenance garden which has a separate office/workshop to the rear. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

The PORCH has a composite door and gives access into the LIVING ROOM which has a double glazed window to the front elevation, staircase rising to the first floor landing and coal effect gas fire and surround, wiring for wall lights and radiator. The SITTING ROOM has a double glazed window to the front elevation, spotlights, wiring for wall lights, radiator and door into the DINING AREA. This has spotlights and tiled floor and lies adjacent to the large, extended FAMILY KITCHEN. This impressive space is fitted with a range of modern wall and base units with complementary quartz granite work surfaces, inset sink, range of integrated appliances including coffee maker, microwave, self cleaning oven, steam oven, warming drawer and a 6 ring gas hob with fitted extractor. There is a central Island with breakfast bar, fitted dishwasher, wine cooler and skirting vacuum cleaner. Cabinetry is designed to include a wall mounted TV and American style fridge freezer. There are plinth lights, spotlights, tiling to the floor, double glazed windows to the rear elevation and French doors onto the garden. There is a UTILITY ROOM with fitted worksurface, appliance space, tiled floor and loft hatch. The WETROOM has a multi headed shower, WC, vanity wash hand basin, double glazed window to the rear elevation, tiling to the walls and a heated towel rail.

The staircase rises to the FIRST FLOOR LANDING which has an airing cupboard housing the wall mounted central heating boiler and loft access. The BATHROOM is fitted with a white suite which comprises bath with concertina shower screen and shower attachment, hand basin, WC, double glazed window to the rear elevation, heated towel rail and tiling to the walls and floor. DOUBLE BEDROOM 1 has double glazed window to the front elevation, fitted wardrobe with sliding mirrored doors and radiator. DOUBLE BEDROOM 2 has double glazed window to the rear elevation, fitted wardrobe with sliding mirrored doors and radiator. BEDROOM 3 has a double glazed window to the front elevation, storage cupboard with fitted shelving and radiator.

## OUTSIDE

To the front of the property there is a concrete imprint driveway affording off road parking for several vehicles. The REAR GARDEN has been landscaped for low maintenance with a paved patio area concrete imprint, enclosed fencing to the borders with a pedestrian gate to access the Park and access to the DETACHED OFFICE/PLAYROOM having a storage area with shelving with a further door into a large multi purpose room with radiator, spotlights and double glazed bi-folding doors back onto the garden.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD.

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

COUNCIL TAX BAND B –Wolverhampton CC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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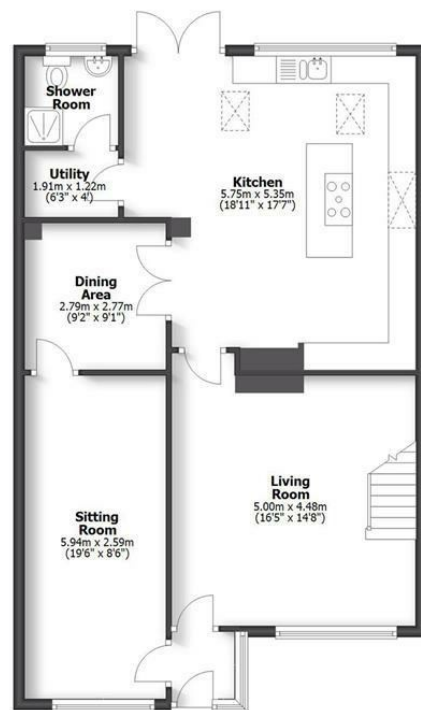
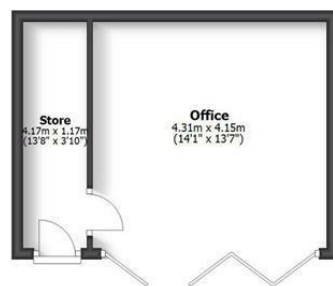
Offers Around  
£320,000

EPC:

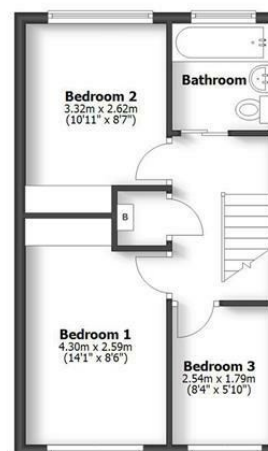
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 1 Manor Road Penn



Ground Floor



First Floor

HOUSE: 115.8sq.m. 1247sq.ft.  
GARAGE: 23.2sq.m. 249sq.ft.  
**TOTAL: 139sq.m. 1496sq.ft.**

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



