



66 Sedgley Road, Penn Common, Wolverhampton, South Staffordshire, WV4 5JS

BERRIMAN  
EATON



# 66 Sedgley Road, Penn Common, Wolverhampton, South Staffordshire, WV4 5JS

This is a delightful, well proportioned family home which has been well maintained by the current owners during their extensive tenure. There is a carriage driveway providing ample off road parking, large garage and a stunning rear garden. The internal accommodation comprises spacious lounge, generous dining room, conservatory, dining kitchen, separate utility with w/c and walk in shower cubicle to the ground floor. To the first floor there are four double bedrooms and a smaller fifth bedroom which could be used as an office, nursery or single bedroom. There is also well equipped family bathroom. The property benefits from central heating and double glazing.

(EPC: E).  
WOMBOURNE OFFICE.

## LOCATION

Sedgley Road has a lovely, open aspect and offers convenient travelling to both the Penn Road (A449) and towards Sedgley and Dudley. Penn Common is a protected area on the border of South Staffordshire. It enjoys many bridle paths and public footpaths with an 18-hole private Golf Course. Within three miles of Wolverhampton City Centre, the property is ideally located for commuting to many of the major centres in the West Midlands including Dudley, Stourbridge and Birmingham. There is a primary school within walking distance and the wider area is well served by schooling in both sectors and for all age groups.

## DESCRIPTION

66 Sedgley Road is a delightful, traditional family home which has been exceptionally well maintained by the current owners during their vast tenure. There is a carriage driveway providing ample off road parking, large garage and a stunning rear garden. The internal accommodation comprises spacious lounge, generous dining room, conservatory, dining kitchen, separate utility with w/c and walk in shower cubicle to the ground floor. To the first floor there are four double bedrooms and a smaller fifth bedroom which could be used as an office, nursery or single bedroom. There is also well equipped family bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

The double glazed PORCH with tiled floor leads through a UPVC double glazed door with opaque leaded side panels into the ENTRANCE HALLWAY with staircase rising to the first floor landing, Karndean flooring, two radiators and understairs storage cupboard with shelving and coats rail. The spacious LOUNGE has a wood-burner, double glazed bay window to the front elevation and two radiators. The DINING ROOM has a double glazed window to the rear elevation, large radiator, wiring for ceiling fan and double doors opening into the CONSERVATORY which is of brick and double glazed construction with polycarbonate roof, double glazed double French doors leading out onto the garden and Karndean flooring. The DINING KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl sink and drainer with mixer tap, integrated Neff double oven, Neff induction hob with extractor over, integrated dishwasher, fridge and freezer, radiator and three double glazed windows to the rear elevation and a double glazed door to the garden. The UTILITY ROOM is also fitted with a range of wall and base units with complementary work surfaces, double circular sink with double mixer tap, plumbing and space for a washing machine, radiator, space for another fridge freezer, single glazed window and access to the downstairs CLOAKROOM with double glazed opaque window to the side elevation, low-level wc, and walk-in shower with electric shower.

The staircase with wooden balustrades rises to the first floor LANDING with mezzanine with double glazed window to the front elevation, radiator and loft access, airing cupboard with fitted shelving and housing the hot water cylinder. The BATHROOM is fitted with a coloured suite comprising corner bath, walk-in shower cubicle, low-level wc, vanity wash hand basin, double glazed opaque windows to the rear and side, spotlights, part-tiled walls, tiled floor and radiator. BEDROOM 1 has a double glazed window to the front elevation, radiator and is fitted with a range of bedroom furniture including wardrobes, dressing table and overhead storage. DOUBLE BEDROOM 2 has double glazed windows to the side and rear elevations and radiator. DOUBLE BEDROOM 3 has a double glazed window to the front elevation, fitted wardrobe and radiator and DOUBLE BEDROOM 4 has a double glazed window to the rear elevation, loft access and radiator. BEDROOM 5 / NURSERY / SNUG has a double glazed window to the rear elevation and radiator and has restricted height into the eaves.

## OUTSIDE

The property is approached over a herringbone block-paved carriage driveway with brick-built dwarf walls and central brick beds with pollarded limetrees, lawned area, well-established and planted borders and access to the GARAGE through an elevating door.

There is side access to the large REAR GARDEN which is a particular feature of the property due its unusual size, being mature and well stocked and planted with a range of fruit trees, fencing and hedges to the boundary and a separate rear access onto Penn Common. There is access to the BOILER ROOM from the rear garden.

## SERVICES

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND F - South Staffordshire DC.  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

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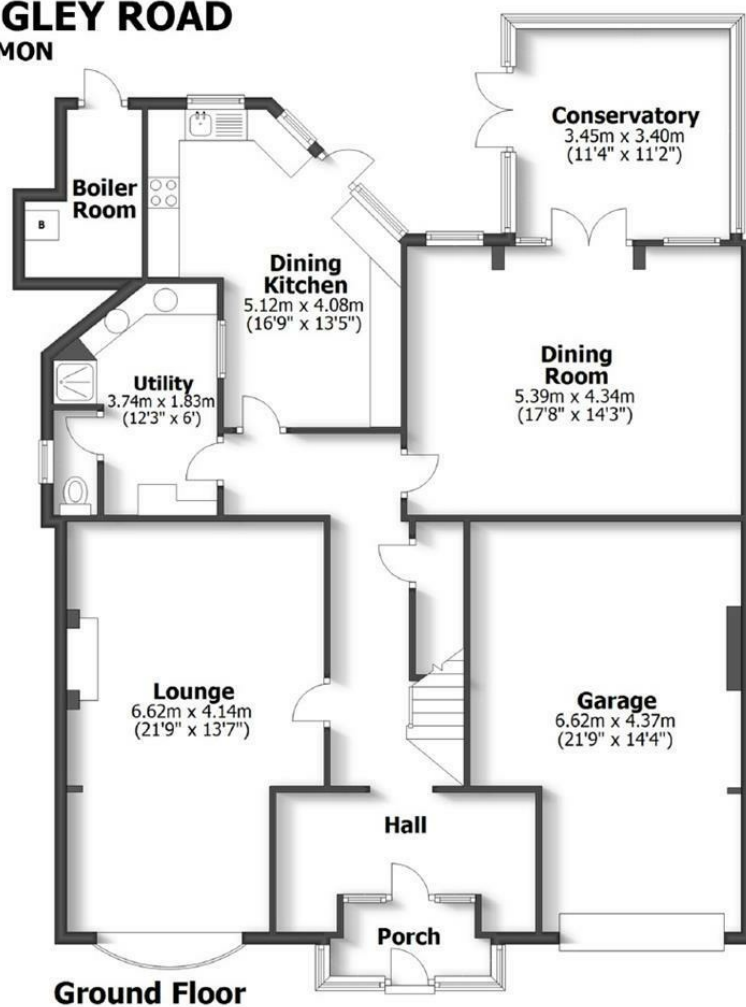
Offers In The Region Of  
£550,000

EPC: E

**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.



## 66 SEDGLEY ROAD PENN COMMON



HOUSE: 202.3sq.m. 2177sq.ft.  
GARAGE: 26.2sq.m. 282sq.ft.  
**TOTAL: 228.5sq.m. 2459sq.ft.**

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





