



28 Springhill Park, Wolverhampton, WV4 4TR

BERRIMAN
EATON

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Built to an exact specification by the current owners this unique detached family home occupies a lovely corner position within Springhill Park and benefits from off road parking, garage and enclosed rear garden. The internal accommodation briefly comprises entrance hall, sitting room, living room, breakfast kitchen, garden room and several storage rooms to the ground floor. To the first floor there are three double bedrooms, office/dressing room, shower room with separate WC. The property benefits from central heating, majority double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Springhill Park stands in a fine position in an established residential area which is one of the most exclusive addresses within the locality. The full range of local amenities available within Penn, Springhill and Wombourne are within easy travelling distance as are the more extensive facilities provided by Wolverhampton City Centre itself. Furthermore, the area is well served by reputable schooling for all age groups.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a single glazed opaque wooden door, there is a staircase with metal balustrades rising to the first floor landing, radiator, understairs storage cupboard, additional storage cupboard with single glazed window to the rear elevation and pantry with fitted shelves, a double glazed opaque window to the rear elevation and an additional opening into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, double sink and drainer with mixer tap, three double glazed windows to the rear and side elevations. There are spaces for appliances including oven, fridge/freezer and plumbing for a washing machine and dishwasher. There is a door into the GARDEN ROOM which has several outbuildings including a Gardeners WC, a wooden door to the rear garden, a wooden door to the front garden and a double glazed window to the side elevation. The SITTING ROOM has a double glazed window to the front elevation, open stone fireplace, radiator and a serving hatch into the kitchen. The LIVING ROOM has double glazed French doors onto the rear garden, double glazed window to the front elevation, radiator and a further open fireplace with surround.

The staircase rises to the FIRST FLOOR LANDING which has loft access, double glazed windows to the rear. The SHOWER ROOM has a walk in cubicle, pedestal wash hand basin, airing cupboard which houses the hot water cylinder, radiator and double glazed opaque window to the rear elevation. The WC is separate and has a vanity wash hand basin and a double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator with fitted wardrobe. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 3 has a radiator and double glazed windows to the side and rear. The OFFICE has a double glazed window to the front elevation.

OUTSIDE

To the front of the property is a hedged boundary affording a high degree of privacy with established shrubs and planted borders. There is a DRIVE providing off road parking and giving access to the GARAGE which has wooden double opening doors and a double glazed window to the side elevation. There is access to the REAR GARDEN which benefits from a further hedged boundary, lawn area, patio and an array of established shrubs.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low

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Offers In The Region Of
£499,000

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.



28 Springhill Park Wolverhampton

HOUSE: 146.7sq.m. 1579sq.ft.
GARAGE: 13.5sq.m. 146sq.ft.
TOTAL: 160.2sq.m. 1725sq.ft.

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



