



Earlswood Lodge, Stourbridge Road, Wolverhampton, WV4 5NG



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EPC : C  
WOMBOURNE OFFICE

## LOCATION

Earlswood Lodge stands in a favoured residential area to the south west of Wolverhampton City Centre in desirable area and yet it enjoys a high degree of privacy and seclusion. The house lies within easy reach of the wide ranging local amenities available within Penn and the pretty village of Wombourne and there is easy access to the extensive amenities afforded by Wolverhampton City Centre itself. Stourbridge, Dudley and Birmingham are all within convenient travelling distance. The area is well served by schooling in both sectors and the popular restaurant Miller & Carter is within walking distance.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL has a double glazed wooden door with side windows, radiator, wiring for wall lights and staircase rising to the first floor landing with wooden balustrades. The LOUNGE has a walk in bay window with double glazed French doors, two double glazed windows to the side elevations, open fire with wooden surround, wiring for the wall lights, radiator and arch into the DINING ROOM. This has a radiator and double glazed French doors onto the CONSERVATORY which is double glazed construction with a polycarbonate roof and tiled floor. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces incorporating the breakfast bar, inset single drainer sink unit, integrated double oven, 4 ring gas hob and fitted extractor. There is space for a fridge freezer and dishwasher. There are spotlights, tiled floor, double glazed door to outside and a double glazed window to the rear. The UTILITY has a fitted work surface with space and plumbing for a washing machine and tumble dryer, wall mounted central heating boiler, radiator and double glazed opaque window to the side elevation. DOUBLE BEDROOM 2 has a double glazed windows to the side and rear elevation, vertical radiator and fitted wardrobe. DOUBLE BEDROOM 3 has a double glazed window to the side and front with fitted wardrobes and radiator. The SHOWER ROOM has a walk in cubicle, pedestal wash hand basin with mixer tap, low level WC, tiled floor and part tiling to the walls, double glazed opaque window to the side elevation and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the rear elevation and radiator. The PRINCIPAL BEDROOM has a double glazed window to the rear elevation, fitted wardrobe and a radiator. The FAMILY BATHROOM has a freestanding roll edged bath with shower attachment, separate shower cubicle, vanity wash hand basin with mixer tap, low level WC, double glazed opaque window to the rear elevation and tiled floor.

## OUTSIDE

The property is approached over a private driveway. There is gated access to the property with a large tarmac driveway providing off road parking for multiple vehicles and access to a DETACHED DOUBLE GARAGE which has two elevating doors and a separate staircase to an office/games room. The property has lawns to three elevations and a screen of established trees giving a high degree of privacy.

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 are available  
Mobile – Ofcom checker shows there is none, 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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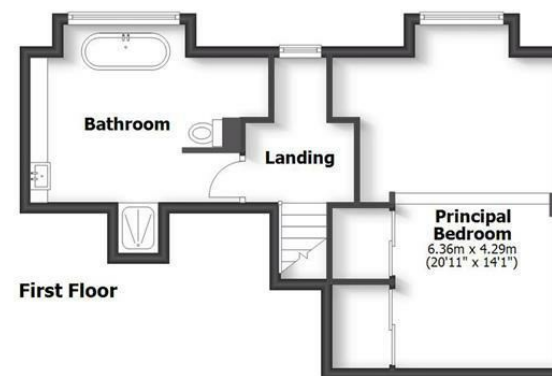
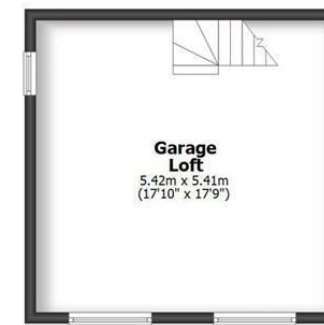
Offers In The Region Of  
£660,000

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.



## EARLSWOOD LODGE STOURBRIDGE ROAD, LOWER PENN



HOUSE: 171.3sq.m. 1844sq.ft.  
GARAGE BLOCK: 58.7sq.m. 631sq.ft.  
**TOTAL: 230sq.m. 2475sq.ft.**

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



