



9 Virginia Drive, Penn, Wolverhampton, West Midlands, WV4 5PS

BERRIMAN
EATON

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This is a spacious detached family home which has been considerably enhanced and improved and is a stylishly presented with open-plan living spaces. The property is accessed over a spur driveway and occupies a corner position with a detached garage and carport, ample off road parking and a private rear garden. The accommodation briefly comprises living room, sitting room, open-plan kitchen and family area, utility room, recreational room, downstairs cloakroom/wc and office to the ground floor. To the first floor the principal bedroom has an ensuite, two further double bedrooms with fitted wardrobes and a fourth bedroom which is currently being used as a dressing room. The family bathroom is well laid out and presented to a high standard.

EPC : C
WOMBOURNE OFFICE

LOCATION

Virginia Drive is situated just off Manor Road, Penn which is a sought after and convenient address. There is easy access to the local shops on the A449 Penn Road with regular bus services into the City Centre itself and towards Wombourne, Dudley and Stourbridge. The area is well served by schooling of high repute in both sectors and for all age groups and is close to Penn Manor doctor's surgery.

DESCRIPTION

This is a spacious detached family home which has been considerably enhanced and improved and is a stylishly presented with open-plan living spaces. The property is accessed over a spur driveway and occupies a corner position with a detached garage and carport, ample off road parking and a private rear garden. The accommodation briefly comprises living room, sitting room, open-plan kitchen and family area, utility room, recreational room, downstairs cloakroom/wc and office to the ground floor. To the first floor the principal bedroom has an ensuite, two further double bedrooms with fitted wardrobes and a fourth bedroom which is currently being used as a dressing room. The family bathroom is well laid out and presented to a high standard.

ACCOMMODATION

An ENCLOSED PORCH with composite door and double glazed opaque side windows, double glazed opaque window to the side elevation, tiled flooring and wooden door opening into the large ENTRANCE HALLWAY with staircase with glass banister rising to the first floor landing and Karndean flooring through into the kitchen. The CLOAKROOM has low-level wc, vanity wash hand basin with mixer tap, double glazed opaque window to the side elevation, part-tiled walls and Karndean flooring and there is a OFFICE with double glazed window to the front elevation. The CINEMA ROOM has a double glazed skylight, double glazed window to the front elevation, wiring for wall-mounted tv and spotlights. The LIVING ROOM is of a generous size with double glazed walk-in bay window to the front elevation, bespoke media wall which incorporates glass fronted electric fire with decorative shelving with Alexa controlled mood lighting and French doors leading to the SITTING ROOM with vaulted ceiling, double glazed French doors to the rear garden, Karndean flooring and spotlights. A door from the lounge leads into the OPEN-PLAN KITCHEN DINING ROOM. This is fitted with a range of high-quality wall and base units with quartz work surfaces with inset 1½ bowl sink and drainer with mixer tap and hot water tap, integrated appliances include double oven, large induction hob with fitted stainless steel chimney extractor over, dishwasher, integrated waste management system, appliance/services cupboard with wiring behind, integrated fridge and freezer, breakfast bar, four skylights, double glazed concertina folding doors opening onto the garden, Karndean flooring, wiring for ceiling lights, double glazed window to the rear elevation, partial underfloor heating and decorative radiator. A door leads into the UTILITY ROOM which has fitted work surface and inset single drainer sink unit and mixer tap, space for appliances, plumbing for a washing machine and space for a tumble dryer, door to the garden and double glazed window to the side and door to a storage cupboard housing the wall-mounted central heating boiler and striplight.

The staircase rises to the first floor LANDING with loft access, fitted storage cupboard with shelving and double glazed window to the front elevation. The BATHROOM is fitted with a white suite comprising bath with multi-headed shower over and glazed screen, vanity wash hand basin with mixer tap, low-level wc, decorative vintage-style radiator, double glazed opaque window to the side elevation and tiled walls. The PRINCIPAL BEDROOM has a double glazed window overlooking the rear garden, built-in wardrobes with mirrored doors, and door into the ENSUITE which has a walk-in wetroom-style shower with large waterfall head, double glazed opaque window to the rear elevation, decorative heated towel rail, low-level wc, large vanity wash hand basin with bronzed mixer tap, part-tiled walls and spotlights. BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobes and BEDROOM 3 has a double glazed window to the front elevation, and fitted wardrobes. BEDROOM 4 is currently being used as a dressing room with a double glazed window to the front elevation and radiator.

OUTSIDE

The property is approached over a private spur driveway, there is fencing to the boundary, tarmac drive affording off-street parking and giving access to the SINGLE CARPORT adjacent to a large GARAGE with electronically operated roller shutter door and a courtesy side door and pitched roof. There are shale borders and astro-turf to the front. The large, south-facing REAR GARDEN has been landscaped and now offers large slabbed patio area, steps up to the lawn, fencing to the boundary, rear patio area, and raised borders with sleeper edges.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – Wolverhampton
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
£620,000

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.



9 Virginia Drive Penn

HOUSE: 178.2sq.m. 1918sq.ft.
GARAGE: 26.4sq.m. 285sq.ft.
TOTAL: 204.6sq.m. 2203sq.ft.

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



