



Cherrydene Halfpenny Green, Bobbington, DY7 5EN

BERRIMAN
EATON

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With an existing floor area of over 2000sq.ft, the property has great potential to extend further into the loft space or indeed a more "Grand Designs" project (STPP). The property can be found near Halfpenny Green Vineyard, behind a long driveway. There is generous parking and a range of outbuildings, including garage, and extensive gardens. The internal accommodation briefly comprises porch, entrance hall, kitchen, breakfast room, laundry, bathroom, L shaped lounge, separate dining room, cloakroom/wc, three bedrooms, office (or fourth bedroom) and a wetroom. NO UPWARD CHAIN. Planning permission reference is 25/00058/LUP.

EPC : E
WOMBOURNE OFFICE

LOCATION

Cherry Dene is well positioned for shopping in Wombourne, Bridgnorth and Stourbridge with excellent links to the West Midlands conurbation. The location is well served for Golf Courses, Bobbington Primary Schools, numerous pubs and eateries with the picturesque village of Claverley near-by. The local Vineyard includes a café/restaurant, local produce and an array of craft shops, whilst Highgate Common proves miles of walking and bridleways. Bobbington Airfield is also close by.

DESCRIPTION

With an existing floor area of over 2000sq.ft, the property has great potential to extend further into the loft space or indeed a more "Grand Designs" project (STPP). The property is approached off Tom Lane near Halfpenny Green Vineyard Estate and is positioned well back behind a long driveway. On arriving at the side entrance, there is good parking and a range of outbuildings and extensive gardens. The internal accommodation briefly comprises porch, entrance hall, kitchen, breakfast room, laundry, bathroom, L shaped lounge, separate dining room, cloakroom/wc, three bedrooms, office (or fourth bedroom) and a wetroom. This property has no upward chain. Planning permission reference is 25/00058/LUP.

ACCOMMODATION

To the rear of the property there is an enclosed PORCH with leaded windows, tiled floor, UPVC door and door into the RECEPTION HALL with cloaks cupboard and doors leading off to the living accommodation. The BREAKFAST KITCHEN is fitted with a range of matching units to include base cupboards and drawers with work tops over, matching wall cupboards along with an integrated oven, grill and ceramic hob. Leading off the kitchen area is a BREAKFAST ROOM with French doors opening out onto the side patio terrace, a UTILITY ROOM and a door into the rear hallway giving access to the garden, GUEST CLOAKROOM and BOILER ROOM. There is a FORMAL DINING ROOM with double glazed window to the side elevation and French doors into a large L-SHAPED LIVING ROOM which features a large window overlooking the gardens with French doors opening out with a large York stone fireplace housing a log burner.

The BATHROOM has a white suite which comprises a jet corner bath with mixer tap, pedestal wash hand basin, low level WC, tiling to the wall and floor, double glazed opaque window to the rear elevation and radiator. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and wardrobe with sliding doors. There is a STUDY/BEDROOM 4 which has a staircase rising to the LOFT ROOM, double glazed window to the front elevation, radiator and door into the INNER HALLWAY which gives access to DOUBLE BEDROOM 2 which has a double glazed window to the rear elevation and radiator; DOUBLE BEDROOM 3 which has double glazed window to the front elevation and radiator and the WETROOM which has an electric shower, low level WC, wash hand basin and mixer tap, heated ladder towel rail, tiling to the walls and specialist flooring.

OUTSIDE

A tree lined driveway leads through the lawned gardens to the DOUBLE GARAGE, WORKSHOP and a selection of STORES. The gardens are predominantly lawned and surround the bungalow extending to approximately 2.5 acres enjoying a high degree of privacy bordered by mature trees. A large patio terrace with pergola extends off the breakfast kitchen creating a wonderful seating/outdoor dining area, along with a raised ornamental pond to the front.

We are advised by our client that mains water and electricity are connected. Private drainage and the central heating is Oil fired. Verification should be obtained by your surveyor.

COUNCIL TAX BAND G – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the WOMBOURNE Office.

The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

The long term flood defences website shows very low risk

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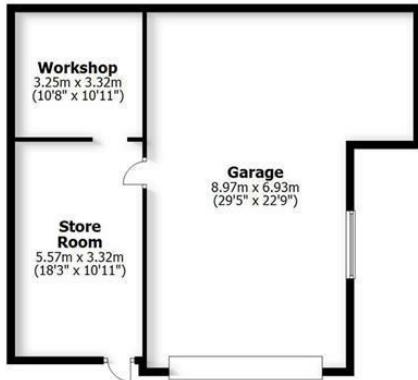
Offers In The Region Of
£925,000

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.



Cherrydene Bobbington



HOUSE: 187.7sq.m. 2020sq.ft.

GARAGE: 84.0sq.m. 905sq.ft.

LOFT: 22.0sq.m. 236sq.ft.

TOTAL: 293.7sq.m. 3161sq.ft.

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

