



Lenchford, Radford Lane, Lower Penn, Wolverhampton, WV3 8JT



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An exceptional six bedroom / five bathroom residence providing extremely versatile accommodation in a sought after address and standing in large grounds of just under 0.4 acres in total. The property is flexible in use and could be ideal for multi-generational living or for those wishing to work from home

## LOCATION

The property is situated well back from Radford Lane close to its junction with Langley Road in a particularly sought after and highly regarded residential address.

The wide ranging facilities provided by Tettenhall, Compton and Penn are all within easy reach as is the city centre. Furthermore, the area is well served by schooling in both sectors.

## DESCRIPTION

Lenchford is an extraordinary residence which has been skilfully extended and improved by the current owners during their tenure to create a magnificent family home of surprising proportions. The property benefits from a fine blend of both formal and informal living areas and extensive six bedroom accommodation with the potential for the creation of a ground floor independent annex. There is also the potential for the provision home officing to both the ground and first floor should buyers so wish.

Lenchford is an attractive dormer residence with a particularly fine garden elevation and stands in a superb plot of just under 0.4 acres in total and enjoys a high degree of privacy.

The property is generally well appointed throughout and benefits from gas fired central heating and double glazing.

## ACCOMMODATION

A double glazed front door with inset leaded lights and windows to either side opens into the RECEPTION HALL with ceiling coving, dado rail and a GUEST CLOAKROOM with WC and wash basin, window, coved ceiling and dado rail. A glazed door from the hall opens into a SITTING ROOM with a window overlooking the rear garden, a living flame coal effect gas fire with marble hearth and slips and white painted formal surround, coved ceiling, dado rail, wiring for wall lights and glazed double doors opening into the LOUNGE which is a superbly proportioned room with French doors to the garden, coved ceiling, dado rail and wiring for wall lights. There is a STUDY with coved ceiling and dado rail and a superb LIVING / DINING / FAMILY KITCHEN with a fitted kitchen with wall and base mounted cupboards and stainless steel sink, space for a gas cooker, an integrated dishwasher, tiled floor, integrated ceiling lighting together with a large informal dining and seating area creating a fine everyday living environment. There are windows to both the rear and side and a glazed door opening into a side LOBBY with a composite door to the front, a LAUNDRY with plumbing for a washing machine, wall and base mounted cupboards and stainless steel sink, integrated ceiling lighting and a window to the front together with a large GARDEN ROOM with windows to both the side and rear. NB this room could be an ideal home office with an independent front door access or alternatively the garden room and laundry could form the basis for a self-contained annex.

BEDROOM SUITE ONE has a double bedroom with a side window, coved ceiling, wiring for wall lights and a well appointed EN-SUITE SHOWER ROOM with tiled walls, laminated flooring, a fully tiled shower with waterfall head and separate handheld attachment, WC, pedestal basin, coved ceiling and window. BEDROOM SUITE TWO has a double bedroom with a wide bank of fitted wardrobes, coved ceiling, wiring for wall lights, a front window and a well appointed EN-SUITE SHOWER ROOM with a fully tiled corner shower, WC and pedestal basin, tiled floor and walls, coved ceiling, a window and a chrome towel rail radiator. BEDROOM SUITE THREE has a double bedroom with a window to the side, coved ceiling, wiring for wall lights and an EN-SUITE SHOWER ROOM with a fully tiled corner shower, WC and pedestal basin, tiled floor and walls, coved ceiling and a window.

Stairs with turn balustrading rise from the hall to the galleried landing with a linen cupboard, dado rail, access to the roof space, wiring for wall lights and an open arch into a LANDING ROOM which could be used as a study. BEDROOM SUITE FOUR is an exceptionally well proportioned studio style suite with a large room with ample space for both sleeping and lounge areas with fitted wardrobes, knee hole dressing table and chest of drawers, windows to two elevations, dado rail and an EN-SUITE SHOWER ROOM with a fully tiled corner shower, WC and pedestal basin and dado rail. BEDROOM FIVE is a particularly large bed / sitting room with a light through aspect to two elevations, a wide bank of fitted wardrobes, knee hole dressing table, chests of drawers and matching bedside cupboards, dado rail and an interconnecting door to the HOUSE BATHROOM with a full suite including a bath set within a tiled dais, fully tiled corner shower cubicle, WC, pedestal basin and bidet, part tiled walls, dado rail and two windows. BEDROOM SIX is a double room in size with a wide bank of fitted wardrobes and a window.

## OUTSIDE

Lenchford stands well back from Radford Lane behind a deep and shielded frontage with a DRIVEWAY laid in tarmacadam to one side leading to a parking forecourt, a large front lawn and stocked beds and borders and screening boundaries. There is a CAR PORT to one side with an elevating door, a further secured parking space beyond with an external cold water supply and a VERANDA covering a bin storage area and storage bin with a door opening into the side lobby.

There is a GARAGE with an elevating door, electric light and power and a rear door to a covered STORE with built in cupboards.

The REAR GARDEN is a particular feature of Lenchford with a full width patio to the rear of the property which benefits from an exceptional degree of privacy and which is a lovely external seating area. The large lawn beyond is of a superb size and benefits from well stocked beds and borders with a profusion of flowering plants and low growing shrubs with a paved perimeter path and, again, a good degree of privacy.

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

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

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## LENCHFORD

RADFORD LANE, LOWER PENN

HOUSE: 296.4sq.m. 3190sq.ft.  
 GARAGE & STORE: 29.4sq.m. 316sq.ft.  
**TOTAL: 325.8sq.m. 3506sq.ft.**  
 (EXCLUDING CAR PORT AND PARKING SPACE)  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE





