



Church Hill Cottage, 15a Church Hill, Penn, Wolverhampton, WV4 5NP

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A delightful, period cottage which has been comprehensively remodelled to create an outstanding property offering well proportioned four bedroomed accommodation over four storeys

LOCATION

Church Hill is located in a sought after residential area within easy reach of a wide range of local facilities within Penn and with the more extensive amenities afforded by Wolverhampton City Centre. The area is well served by schooling in both sectors, St Bartholomews Primary School and The Royal School Wolverhampton being close to hand, and the Penn Road (A449) facilitates excellent motor communications.

DESCRIPTION

Church Hill Cottage is a captivating, period cottage which has been the subject of a full scheme of remodelling over recent years to create a particularly well laid out family home with appointments of the highest calibre and highest quality to each of the four storeys.

The property benefits from off street parking for two cars to the side together with a charming, landscaped cottage style garden to the rear with a useful and versatile garden room.

The property benefits from double glazing throughout, stylish kitchen and sanitaryware and an exacting level of finishing throughout.

ACCOMMODATION

A composite front door with inset diamond light opens into the HALL with quarry floor tiling, exposed timbering to the ceiling and walls, a small understairs store cupboard and a GUEST CLOAKROOM with a contemporary suite with a wall hung WC with concealed flush and wall hung wash basin, quarry floor tiling and raftered ceiling. The living areas are laid out in an open plan style which is ideal for contemporary lifestyle requirements and yet still retains compartmentalisation of three individual living spaces which incorporate a SITTING ROOM with oak flooring, a recessed inglenook style fireplace with quarry tiled hearth and wood burning stove, beams and rafters to the ceiling, two double glazed windows to the front, wiring for wall lights and an open doorway through to the DINING ROOM with oak flooring, double glazed bifold doors to the garden and a double glazed atrium style roof light and being open through into the KITCHEN which has a full complement of contrasting wall and base mounted cabinetry with quartz working surfaces, a range of Neff appliances including an induction hob, double electric oven with warming drawer beneath, a coffee machine and an integrated mid height level dishwasher together with an integrated AEG fridge and freezer, washing machine, a concealed wall mounted Ideal gas fired central heating boiler, tiled floor, integrated ceiling lighting, raftered ceiling, a storage cupboard housing a tumble dryer and a window overlooking the rear garden.

A staircase from the sitting room leads to the lower level with a CINEMA ROOM which is a superb living room with a 200 x 112cm screen, barrel vaulted ceiling with bespoke LED starlit ceiling, arched recesses, pinpoint skirting lighting and a double glazed door to the front with blue brick steps leading through a floor door for emergency fire exit only to the front courtyard.

A staircase from the hall rises to the first floor accommodation with the landing having wiring for wall lights and a linen cupboard. BEDROOM ONE is a double room in size with a double glazed window overlooking the rear garden. BEDROOM TWO is also a double room in size with a double glazed window to the front, built in wardrobe and fitted corner desk / dressing table unit with shelving above. BEDROOM THREE is a good room in size with fitted wall shelving and a double glazed window to the front and the BATHROOM has a contemporary suite with a panelled bath, separate shower, wall hung vanity unit with wash basin with drawer beneath and WC with concealed flush, tiled floor, integrated ceiling lighting, a double glazed window and shaver point.

A further staircase rises to the upper floor landing which is part galleried with a double glazed roof light and integrated ceiling lighting. BEDROOM FOUR is under eaves with exposed timbering, two double glazed roof lights, a built in wardrobe and integrated ceiling lighting and there is a small SHOWER ROOM with a WC with concealed flush and wall hung wash basin, shower, a double glazed roof light, integrated ceiling light and tiled floor.

OUTSIDE

Church Hill Cottage stands behind a pretty front garden with a low built brick boundary wall with wrought iron gate opening onto a gravelled path with brick sett edging leading to the front door. There is a shaped front lawn and wood chipped beds and border and there is a separate DRIVE providing off street parking for two cars and an EV charging station.

The REAR GARDEN has been thoughtfully landscaped with a circular motif with a paved patio to the rear of the property leading to a terrace laid in brick sets with a themed circular lawn beyond with low built, curved walling with paved copings and well stocked beds and borders and timber trellis. There is a GARDEN ROOM to the rear which could be an ideal office for those wishing to work from home with oak flooring, wall shelving, electricity and glazed bifold doors to the front.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows two of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£399,950

EPC: C

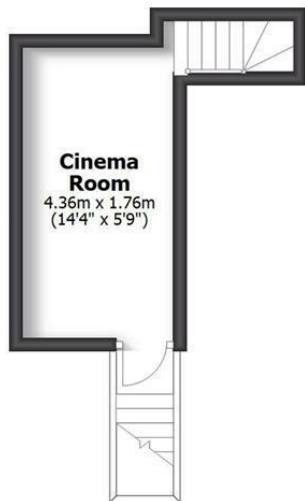
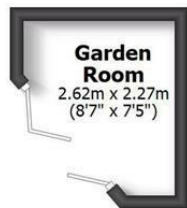
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



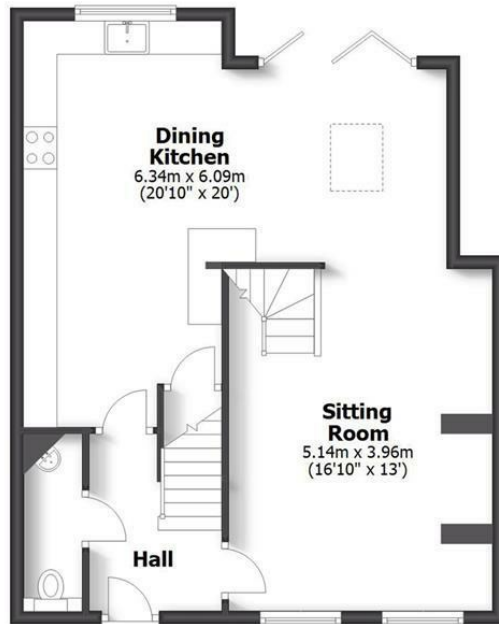
**15a CHURCH HILL
PENN**

HOUSE: 135.4sq.m. 1458sq.ft.
 GARDEN ROOM: 4.6sq.m. 49sq.ft.
TOTAL: 140sq.m. 1507sq.ft.

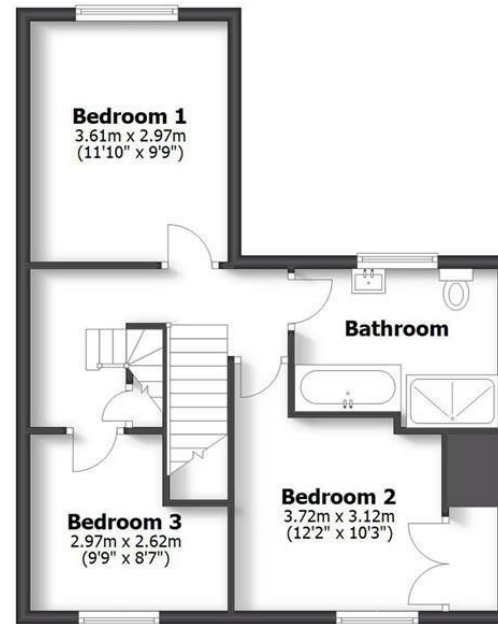
INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



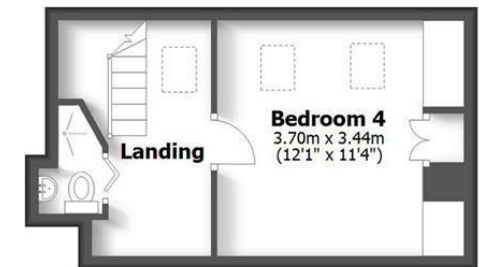
Basement



Ground Floor



First Floor



Second Floor

