



Wychbury, 249 Penn Road, Penn, Wolverhampton, WV4 5SF

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An exceptional family residence with vast accommodation over three floors which has been refurbished over the years in a sympathetic and fastidious fashion to create a home of exceptional attraction.

LOCATION

The property stands in a sought after residential area within easy reach of a wide range of local facilities and with the city centre being within easy reach. The house stands well back from the Penn Road and is screened from the road.

Regular bus services run along the Penn Road, rail services run from the city centre and the area is well served by schooling in both sectors.

DESCRIPTION

The residence is a handsome semi-detached home with extensive and beautifully appointed accommodation over three floors. When the house was purchased by the current owners some years ago it was in a semi-derelict condition and it has been lovingly restored to its former glory. There are many features within the property, one of the most notable being the proportions of the rooms and the superb ceiling heights along with sash windows to the majority of the rooms. All of the refurbishment works were carried out to a high standard and the original character of the house has been preserved throughout whilst now benefitting from modern kitchen and bathroom suites that are fit for today's requirements.

The house stands in an excellent plot with a deep frontage and a large garden to the rear with a detached Garden Building providing a gym and garden room which could provide the basis for a home office suite or a self contained residential annex, subject to gaining all of the usual consents.

ACCOMMODATION

An open PORCH to the side with Minton floor tiling has a recently installed composite front door with matching panels to either side and over windows opening into the RECEPTION HALL with polished wooden flooring, a central arch, ceiling cornice, an understairs cupboard and a cloaks cupboard. The LOUNGE is an excellent room in size with a walk in bay window to the front and a further window to the side, Lincrusta panelling, ceiling cornice, picture rail and moulded ceilings, wooden flooring, a log burning stove set within a white painted fireplace and slate hearth and polished wooden flooring. The DINING ROOM is a fine room for entertaining with two windows to the front, polished wooden flooring, a solid fuel burning stove set within an arched recess with slate hearth, ceiling cornice, Lincrusta panelling and picture rail. A SIDE HALL with Minton floor tiling has a door to the CLOAKROOM with a WC with high level flush, vanity unit with wash basin beneath, Minton tiled floor, Lincrusta panelling and picture rail. There is a SITTING ROOM with oak flooring, a contemporary wall mounted gas fire, window to the side, ceiling cornice, picture rail and glazed French doors with over windows to the garden. The KITCHEN has a well appointed contemporary range of wall and base mounted gloss fronted units with a peninsular island with breakfast bar seating and a Zanussi induction hob, a built in double oven, a built in steam oven, an integrated combination microwave oven and grill, stainless steel sink, integrated ceiling lighting, ceiling cornice and a door to a REAR HALL / STUDY with a solid fuel burning stove set within a recess, sash window to the side and a stable style external door. There is a LAUNDRY with plumbing washing machine, space for a tumble dryer, gloss fronted units, granite working surfaces and an under mounted sink unit, an adjoining pantry with fitted cupboards and wine rack, integrated lighting to both rooms and a boiler cupboard.

A fine old staircase with turn and polished balustrading rises from the hall to the first floor landing with ceiling cornice, picture rail and central arch. There are FOUR OUTSTANDING DOUBLE BEDROOMS to the first floor, all of which are superb in size with the tall ceiling heights continuing on this floor and three of them having decorative cast iron fireplaces with picture rails to all of the rooms and ceiling corning to the two largest rooms to the front. The BATHROOM has a superbly appointed suite with a free standing bath with ball and claw feet, fully tiled corner shower with rainfall head and separate handheld attachment, WC with high level flush and a pedestal basin, Karndean flooring, ceiling cornice and a window to the rear. An inner landing leads to a further BEDROOM with a decorative case iron fireplace and window to the side together with a boiler cupboard.

There is a secondary staircase leading back to the ground floor and a further staircase rising to the magnificent PRINCIPAL BEDROOM SUITE which takes up the entire second floor and which could easily be utilised as a self-contained apartment. The bedroom is vast with a vaulted ceiling, two roof lights, built in storage cupboards and exposed wall timbering with a lobby off with Karndean flooring and roof light and a door to the DRESSING ROOM with a full range of fitted wardrobes and cupboards, Karndean flooring and roof light. The BATHROOM has a full suite with panelled bath and separate fully tiled shower with waterfall head and separate handheld attachment, WC, vanity unit with wash basin with drawers beneath and wall mounted, mirror fronted cupboard above, integrated ceiling lighting, a double glazed roof light and Karndean flooring.

OUTSIDE

The residence stands behind a deep and impressive frontage with matured greenery screening the property from the road. There is an extensive gravel DRIVEWAY providing off street parking for many cars, well stocked beds and boarder and electric gates at the side providing a further area of secure parking and access to the front door.

The GARDEN at the rear is a superb size and has been beautifully landscaped with an extensive Indian slate patio, gravelled terrace to the side, large lawn, areas of kitchen garden, a timber decked rear terrace with summer house and a substantial brick and tile GARDEN BUILDING with a fully glazed frontage with sliding doors opening into a GYM / LEISURE BUILDING with a vaulted ceiling with electric light and power, exposed timbering and sliding pocket doors opening into a GARDEN ROOM with a light through aspect with double glazed window to one side and double glazed patio doors to the garden, a cast iron log burning stove and exposed timbering. The area of kitchen garden has a covered log store and a timber garden shed with electric light and power. There are two STOREROOMS to the rear of the property and double wooden gates to the side leading from the secured parking area to the side of the property.

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

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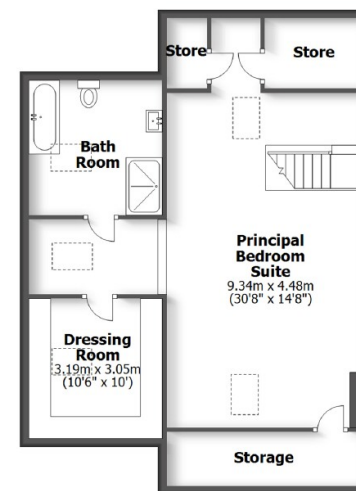
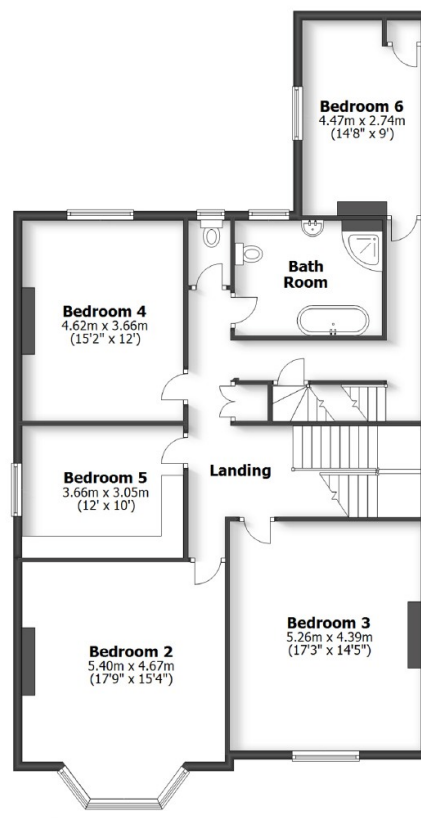
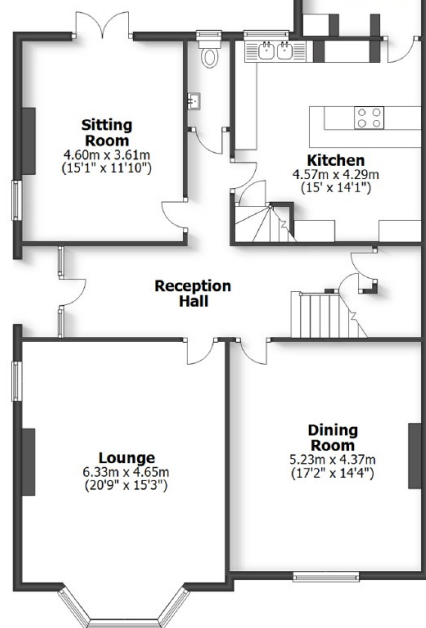
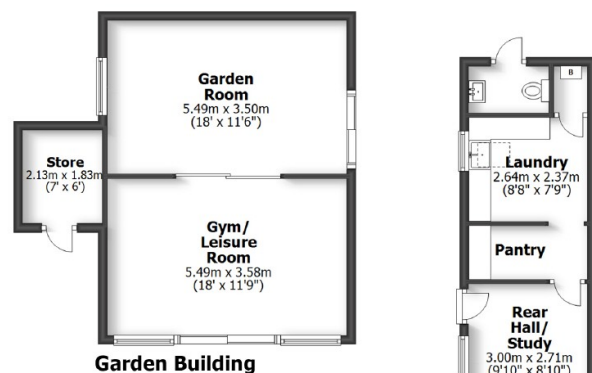
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£750,000

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.



WYCHBURY 249 PENN ROAD, PENN



HOUSE: 334.5sq.m. 3600sq.ft.
GARDEN BUILDING: 43.5sq.m. 469sq.ft.
TOTAL: 378sq.m. 4069sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

