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9 Penstone Lane, Lower Penn

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Character Two Bedroom Semi Detached Property In Splendid Countryside Setting

9 Penstone Lane, Lower Penn, Wolverhampton, WV4 4XE

Asking Price: £280,000

Tenure: Freehold

Council Tax: Band C – South Staffordshire

EPC Rating: E (45)

Total Floor Area: 969sq feet (90.0sq metres) Approx.

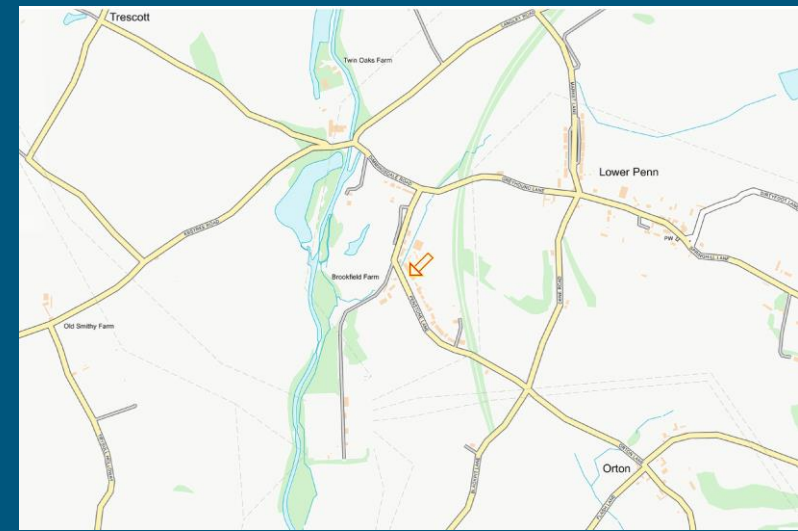
No Upward Chain

Occupying a select position in this exceptional semi-rural location of Lower Penn and surrounded by South Staffordshire countryside & adjacent to South Staffordshire Railway Walk & Canal, this charming semi-detached property has been well maintained over the years yet ideal for purchasers requiring a house to reconfigure to own requirements.

Well-appointed throughout and providing both spacious and versatile living accommodation, the extended interior includes entrance hall, 20ft open living room with dining area and a range of built in storage units, full width breakfast kitchen, rear sitting room and useful utility/ study with fitted cloakroom adjacent. On the first floor there are two bedrooms both with built in wardrobes & furniture and the bathroom has been fitted with a wet room style suite. At the front of the property is a long gates driveway providing off road parking for a number of cars and at the rear, the garden has been mainly paved for low maintenance yet offering a wonderful outlook over adjacent fields & farmland.

Although occupying a secluded position, 9 Penstone Lane is also convenient for the majority of amenities including schools, shops and bus routes, having Wombourne Village close by, together with Wolverhampton, Dudley & Stourbridge all within easy reach.

An excellent example of its type with viewing highly recommended, the double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed door, electric storage heater, laminate flooring and staircase to first floor.

Living Room with Dining Area: 20ft (6.10m) x 11'10" max (3.60m max)

A range of built in furniture including floor to ceiling built in cupboards, base cupboards, drawers, shelving & glass display unit, electric storage heater, fireplace with electric fire and double glazed bow window to front.

Open Plan Breakfast Kitchen: 15'1" (4.60m) x 9'10" (3.00m)

Fitted with a matching suite of laminate units comprising stainless steel double drainer sink unit, a range of cupboards & drawers with matching worktops, coved suspended wall cupboards, built in oven, 4-ring electric hob with stainless steel extractor hood over, plumbing for dishwasher, fireplace, coved ceiling, laminate flooring and internal glazed door with window to rear.

Sitting Room: 12'6" (3.80m) x 8'2" (2.50m)

Electric storage heater, wall light points, panelled ceiling and double glazed French doors to rear garden.

Utility/ Study: 8'10" (2.70m) x 6'3" (1.90m)

Built in cupboards & desk, suspended wall cupboards, plumbing for washing machine and double glazed window to rear. **Fitted Cloakroom:** Fitted with a white suite comprising sink unit, low level WC, floor to ceiling built in airing cupboard, laminate flooring and double glazed opaque window to side.

First Floor Landing: Double glazed opaque window to side and loft hatch.

Bedroom One: 15'1" (4.50m) x 9'2" (2.80m)

Fitted with an extensive range of built in furniture including wardrobes with overhead stores, shelving, drawers & dressing table, electric storage heater, recessed ceiling spot lights and two double glazed windows to front.

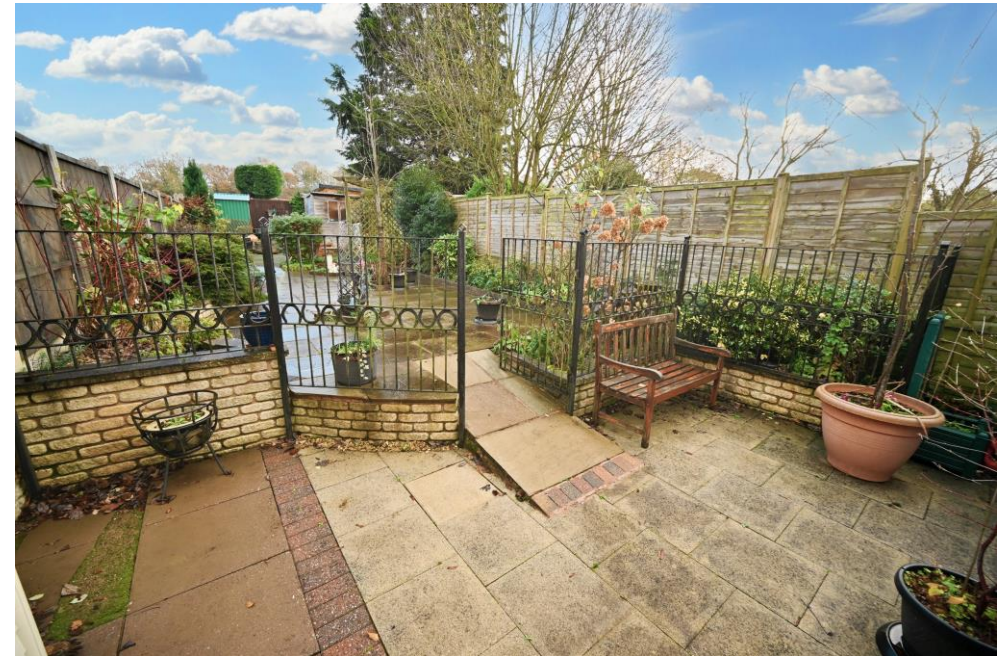
Bedroom Two: 13'1" (4.00m) x 8ft (2.45m)

Full length built in floor to ceiling wardrobes, electric storage heater and double glazed window to rear.

Bathroom: 9'10" (3.00m) x 7'10" (2.40m)

Fitted with a wet room style suite comprising walk in open shower, low level WC, wall mounted wash hand basin, electric heated towel rail, electric storage heater, recessed ceiling spot lights, PVC panelled walls and double glazed window to rear.

Rear Garden: The rear garden has been mainly paved for low maintenance and comprising full width terrace with dwarf wall & iron railings to raised patio, brick flower beds with a variety of shrubs & trees, garden shed and outbuilding, surrounding fencing and external water tap.











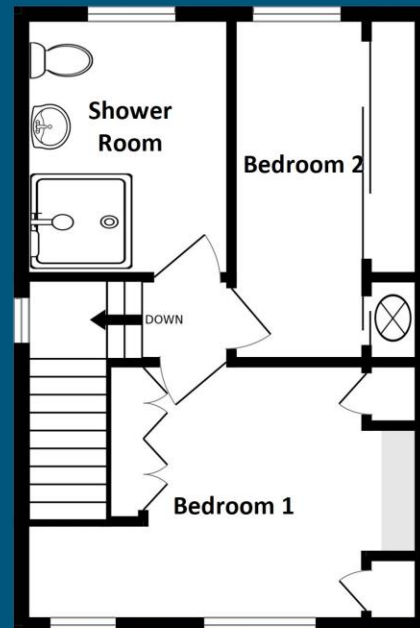




Ground Floor

Approx.: 635sq feet (59.0 sq metres)

**Total Floor Area Approx.:
969sq feet (90.0 sq
metres)**



First Floor

Approx.: 334sq feet (31.0 sq metres)



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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