



1 Penstone Lane, Lower Penn

**THOMAS HARVEY**  
ESTATE AGENTS

*An Individually Designed Four Bedroom Two Bathroom Extended Semi Detached House In A Charming Rural Village Location With Stunning Panoramic Views Over Adjacent Fields & Greenery Creating A Most Peaceful Green Setting!*

**1 Penstone Lane, Lower Penn, Wolverhampton, WV4 4XE**  
**Asking Price: £425,000**

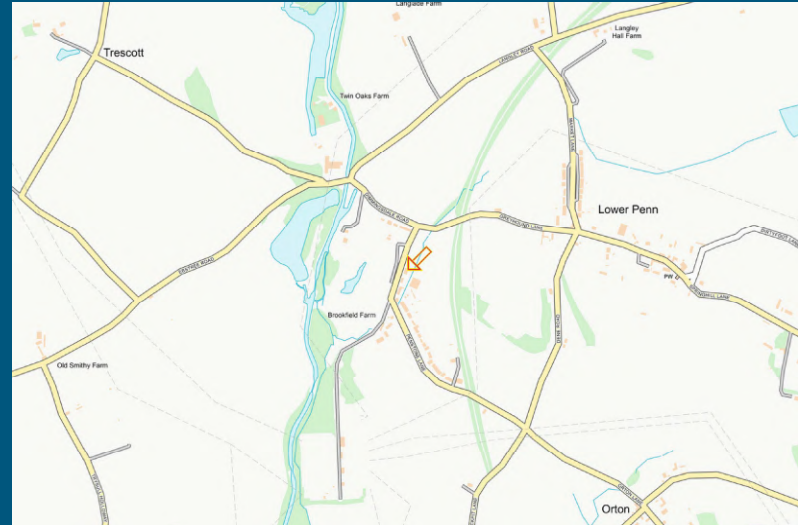
**Tenure: Freehold**  
**Council Tax: Band D – South Staffordshire**  
**EPC Rating: E (41)**  
**Total Floor Area: 1604sq feet (149.0sq metres) Approx.**

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 extensively extended & sympathetically restyled over the years to create a most charming family home, certainly one of the finest example of its type.

Situated in a large plot of approx. 6,449.7sq feet, Penstone Lane is surrounded by fields, woodlands & vast greenery, creating a tranquil and extraordinary setting, this individually designed property must be inspected and ideal for buyers requiring a property, ready to just move into!

Well-appointed throughout and providing both spacious and versatile living accommodation, the extended interior includes entrance hall, 20ft through living room with feature brick fire place & French doors to the rear garden, a separate dining room and an open plan dining kitchen which has been fitted with a smart light suite. On the first floor, the landing provides space for a reading/ study area and leads to the four double bedrooms with the master having an ensuite shower room and the family bathroom is fitted with a modern white suite. At the side of the property is a single storey extension currently used as a garden stores room/ utility but could quite easily be converted to create a garage, if so required (Subject to Planning Permission). There is also a large gravelled driveway providing plenty of off road parking with timber stores at the side. A feature 1 Penstone Lane is undoubtedly the mature fully stocked rear garden offering not only a quaint setting, but an excellent useable outdoor space. The gardens have also been designed to appreciate the surrounding scenery which without doubt is a most impressive selling point.

Although occupying a secluded position, 1 Penstone Lane is still 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 to comprehend this rare opportunity, the double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	41 E	
21-38	F		
1-20	G		



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**Entrance Hall:** Hardwood front door with opaque leaded stained glass window, radiator, overhead storage, double glazed leaded window to front and C-Shaped staircase with oak balustrade and recess below.

**Living Room: 21'4" (6.50m) x 11'6" (3.50m)**

Open brick fireplace with tiled hearth, oak mantle & log burner stove, radiator, coved ceiling and double glazed leaded window to front & side with matching PVC French doors to rear garden.

**Dining Room: 13'1" (4.00m) x 12'6" (3.80m)**

Brick fireplace with tiled hearth, floor to ceiling built in cupboard with display shelving & lighting, wall light points, radiator, beamed ceiling and double glazed leaded window to front.

**Breakfast Kitchen: 21'4" (6.50m) x 8'2" (2.50m)**

Fitted with a matching suite of country style cream units comprising Belfast sink with surrounding wooden worktop & brass mixer tap, a range of base cupboards & drawers with matching granite worktops, coved suspended wall cupboards with under lighting, recess & gas point for cooker with concealed extractor hood over, built in dishwasher, recess for fridge, radiator, built in storage cupboard, laminate style vinyl flooring and double glazed windows to rear with matching hardwood door leading to garden.

**First Floor Landing With Study/ Sitting Area:** Radiator, built in storage cupboard, loft hatch and double glazed leaded window to rear.

**Bedroom One: 15'3" (4.65m) max x 13'1" (4.00m)**

Built in triple wardrobes with mirrored doors, separate built in storage shelving, radiator and double glazed leaded windows to front & side.

**Ensuite Shower Room:** Fitted with a light coloured suite comprising walk in shower enclosure with electric power shower, low level WC, pedestal wash hand basin, mirrored cabinet with lighting, radiator, part tiled walls, extractor fan, tiled flooring and double glazed leaded opaque window to front.

**Bedroom Two: 15'5" (4.70m) max x 7'10" (2.40m)**

Radiator, built in open wardrobe with overhead stores, wood stripped flooring and double glazed leaded windows to rear.

**Bedroom Three: 11'6" (3.50m) x 9'0" (2.75m)**

Radiator and leaded glazed window to front with secondary glazing.

**Bedroom Four: 10'4" (3.15m) x 9'10" (3.00m)**

Radiator and leaded glazed window to rear with secondary glazing.

**Bathroom: 6'11" (2.10m) x 6'7" (2.00m)**

Fitted with a modern white suite comprising P-Shaped panelled bath with shower unit & screen over, pedestal wash hand basin, low level WC, chrome heated towel rail, shelving recess, wall mounted mirror, white brick style part tiled walls, recessed ceiling spot lights, tiled effect vinyl flooring and double glazed leaded window to front.

**Utility/ Garden Stores: 23'7" (7.20m) x 8'8" (2.65m)**

Power, lighting, a range of base cupboards & drawers, worktops, suspended wall cupboards, 1.5 drainer sink unit, plumbing for washing machine, wall mounted Ideal central heating boiler, hardwood doors to front driveway & rear garden with leaded windows.

**Rear Garden:** Beautifully landscaped with full width paved shaped patio & dwarf wall, shaped centre lawn, flowering borders with a variety of shrubs & trees, rear terrace with decking overlooking 180° views including brook, rockeries and raised flowering borders, surrounding fencing & hedging and two brick outbuildings with WC and storage cupboard.













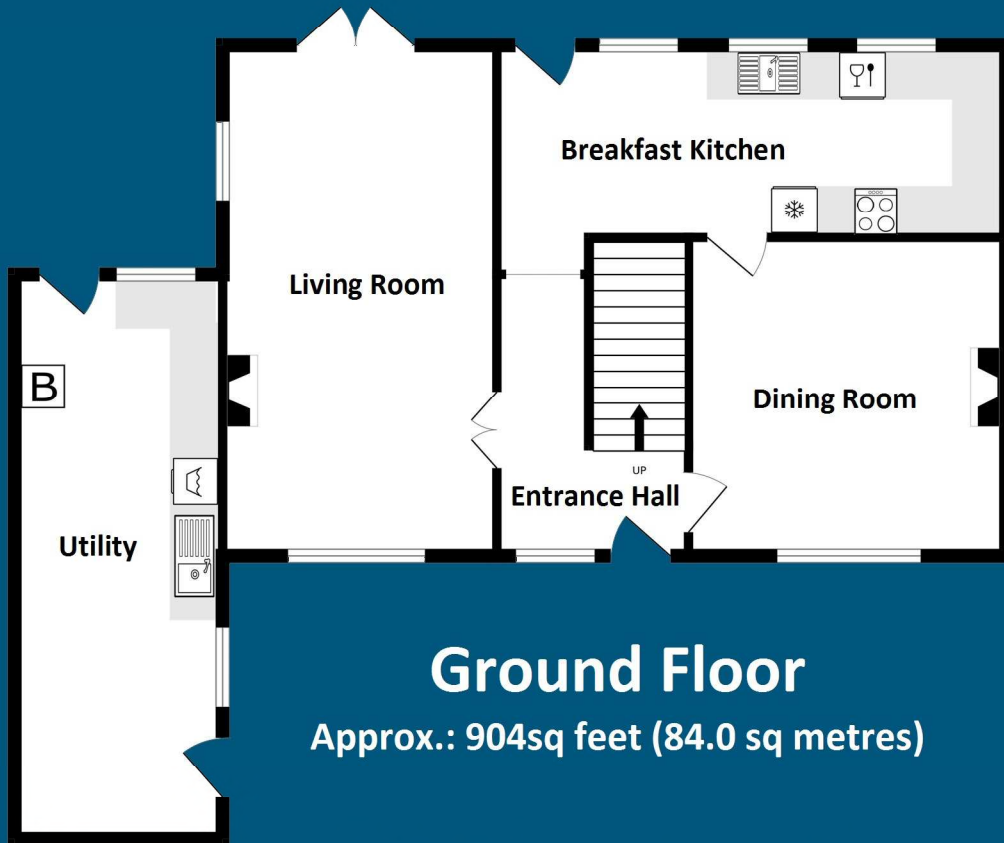






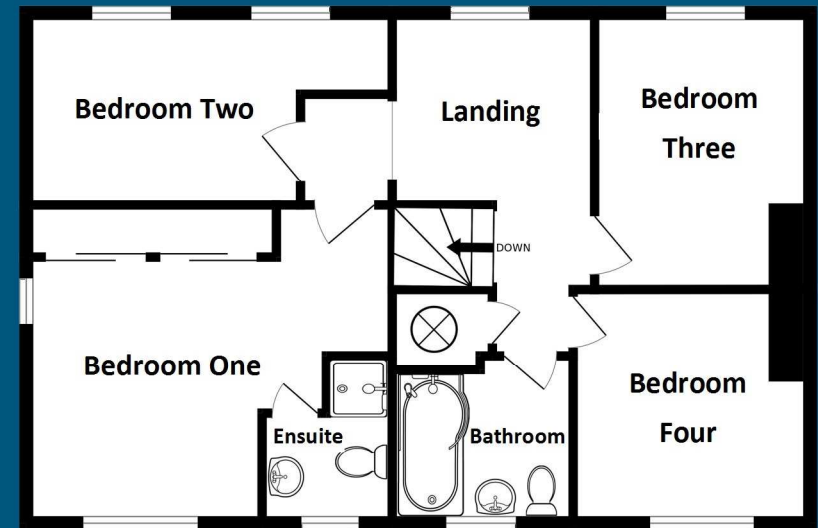






## Ground Floor

Approx.: 904sq feet (84.0 sq metres)



## First Floor

Approx.: 700sq feet (65.0 sq metres)

**Total Floor Area Approx.: 1604sq feet (149.0 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.

### MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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