



*1 Dimmingsdale Road, Lower Penn*

*An Individually Designed Four Bedroom Two Bathroom Extended Semi Detached House In A Charming Rural Village Location With Stunning Views Over Adjacent Fields. Ideal For Purchasers Requiring A First Class Family Home, Ready To Just Move Into!*

**1 Dimmingsdale Road, Lower Penn, Wolverhampton, WV4 4XF**

**Asking Price: £495,000**

**Tenure: Freehold**

**Council Tax: Band D – South Staffordshire**

**EPC Rating: F (35)**

**Total Floor Area: 1528sq feet (142.0sq metres) Approx.**

**No Upward Chain**

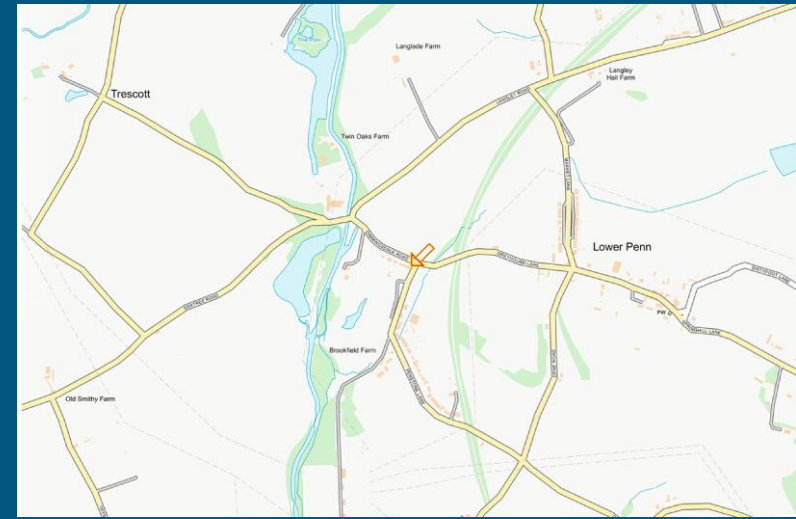
Occupying a select position in this exceptional semi-rural location of Lower Penn and surrounded by South Staffordshire countryside & adjacent to South Staffordshire Railway Walk & Canal, 1 Dimmingsdale Road has been extended and redesigned in recent years to create an individual, first class family home with a number of high quality features throughout, with no expense spared.

Thoughtfully remodelled by the present owners to create a stunning & contemporary interior, at approx. 1,528sq feet, the accommodation has been designed to utilise the maximum space with internal inspection essential to appreciate this deceptive, yet special property. Ideal for purchasers requiring a property, ready to just move into, viewing will reveal many appealing features including stylish décor throughout, quality carpets & flooring, modern bathrooms, striking breakfast kitchen, ground floor tiled underfloor heating and a block paved driveway with automatic electric gates.

The accommodation now includes open canopy porch to the light & open entrance hall, front dining room with internal doors leading to the living room with a feature remote controlled gas fire, creating a versatile space that can be opened up and therefore perfect for entertaining guests & large families. The breakfast kitchen is fitted with an extensive suite of matching cream units and a number of built in appliances. There is also the benefit of internal access into the garage. On the first floor there are four good size bedrooms with both the master ensuite & family bathroom fitted with luxury suites. At the front of the house is a block paved enclosed driveway with remote control gates, providing off road parking for several cars and leads to the garage. A feature of No 1, is the approx. 125ft long south facing rear garden which provide a picturesque outlook and includes a large full width decked terrace, further extending the living accommodation outside, excellent for summer entertaining!

Although occupying a secluded position, Dimmingsdale Road 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 grasp this beautifully presented home, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	35 F	
1-20	G		



**T: 01902 758111**

**E: properties@thomasharvey.co.uk**

**W: www.thomasharvey.co.uk**

**A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS**



**Entrance Hall: 13'9" (4.20m) x 6'7" (2.00m)**

Composite double glazed leaded front door with matching side windows, stone style tiled flooring with underfloor heating, recessed ceiling spotlights and staircase to first floor.

**Dining Room: 11'10" (3.60m into bay) x 11'6" (3.50m)**

Period style coved ceiling, stone style tiled flooring with underfloor heating and hardwood double glazed leaded bay window to front. Internal hardwood glazed double doors lead to:

**Living Room: 13'11" (4.25m) x 11'2" (3.40m)**

Feature fireplace with remote controlled gas fire and modern surround, period style coved ceiling, stone style tiled flooring with underfloor heating and double glazed leaded French doors to rear garden.

**Breakfast Kitchen: 18'8" (5.70m) x 8'6" (2.60m min)**

Fitted with an extensive suite of matching 'Country style' cream units, a range of base cupboards & drawers with matching hardwood worktops including sunken Belfast sink & chrome mixer tap, coved suspended wall cupboards, recess & gas point for double width cooker & extractor hood over, built in appliances include fridge, freezer, dishwasher & washer/ dryer, stone style tiled flooring with underfloor heating, recessed ceiling spotlights and double glazed leaded windows to rear with matching PVC side door.

**First Floor Landing:** Built in storage cupboard, recessed ceiling spotlights and loft hatch.

**Bedroom One: 11'0" (3.35m) x 10'10" (3.30m)**

Radiator, recessed ceiling spotlights and double glazed leaded window to rear.

**Ensuite Shower Room: 7'5" (2.25m) x 5'11" (1.81m)**

Fitted with a smart white suite comprising corner shower enclosure with power shower, pedestal wash hand basin, low level WC, chrome heated towel rail, recessed ceiling spotlights, laminate style vinyl flooring and double glazed leaded opaque window to rear.

**Bedroom Two: 16'3" (4.95m) x 10'10" (3.30m)**

A range of built in furniture including a number of wardrobes & shelving units, radiator and two hardwood double glazed leaded windows to front & side.

**Bedroom Three: 13'1" (4.00m) x 9'10" (3.00m)**

Radiator, recessed ceiling spotlights and hardwood double glazed leaded window to front.

**Bedroom Four: 11'6" (3.50m) x 8'6" (2.60m)**

Radiator, recessed ceiling spotlights and hardwood double glazed leaded window to front.

**Family Bathroom: 10'10" (3.30m) x 8'10" (2.70m max)**

Fitted with superior modern white suite comprising panelled bath, corner double shower enclosure with chrome overhead shower & separate spray, wall mounted vanity unit, recessed WC, heated towel rail, tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed leaded opaque windows to side & rear.

**Garage: 16'5" (5.00m) x 11'2" (3.40m)**

Side opening double garage doors, power, lighting and wall mounted gas fired Worcester central heating boiler.

**Rear Garden:** At approx. 125ft long, this south facing rear garden has been landscaped to create a most colourful and picturesque setting whilst offering excellent useable outdoor space and includes full width paved patio with Sandstone style slabs, dwarf wall & raised flower bed, large shaped lawn with gravelled side path, flowering border with a variety of shrubs & trees, surrounding fencing and enclosed rear courtyard with LPG tank, timber shed and could be used for a multitude of purposes or the construction of a detached annexe (Subject to Planning Permission).

















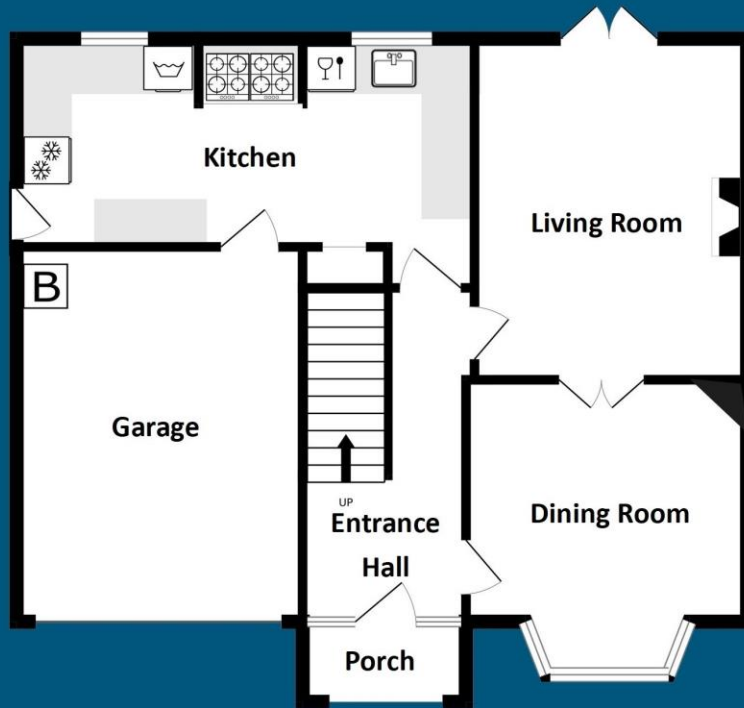






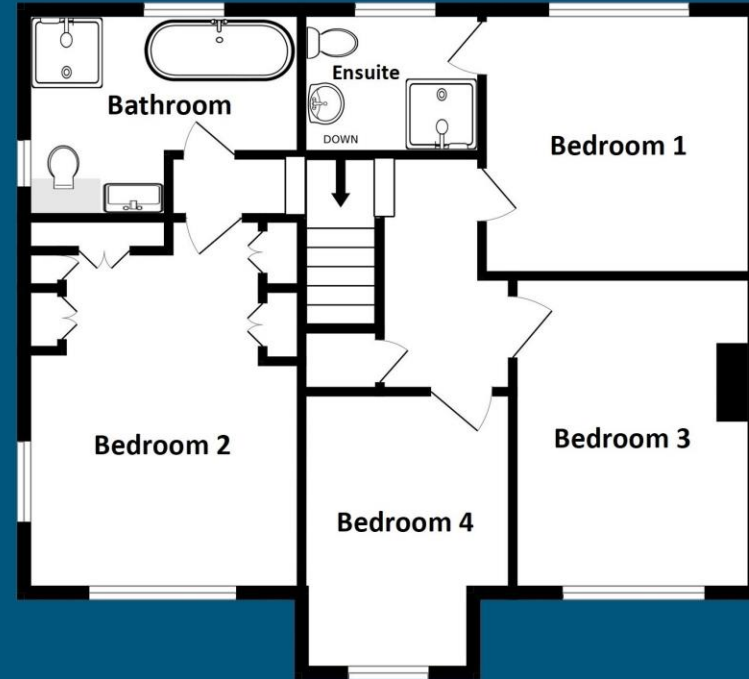
# Ground Floor

Approx. 775sq feet (72.0sq metres)



# First Floor

Approx. 753sq feet (70.0sq metres)



**Total Floor Area: 1528sq feet  
(142.0sq metres) Approx.**



### 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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