



104 Springhill Lane, Lower Penn

An Individually Designed & Refurbished, Impressive Four Bedroom Two Bathroom Modern Detached Family House With A Stunning Interior. Certainly One Of The Finest Examples Of Its Type & With Panoramic Views Over Adjacent Fields & Woodland!

104 Springhill Lane, Lower Penn, Wolverhampton, WV4 4TJ
Asking Price: £650,000

Tenure: Freehold
Council Tax: Band F – South Staffordshire
EPC Rating: C (69) 8291-7329-6100-1209-8922
Total Floor Area: 2357sq ft. (218.9sq m.) Approx.
Services: We are informed by the Vendors that all main services are installed
No Upward Chain

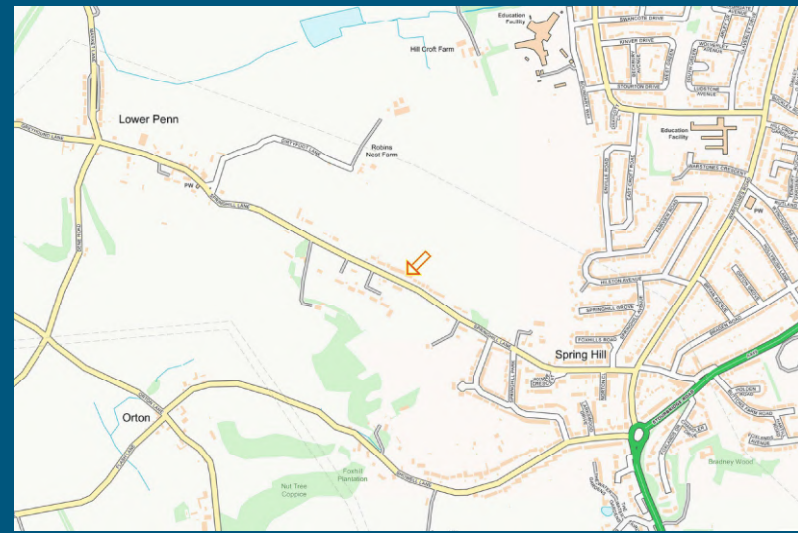
Situated in one of the most sought after locations in Lower Penn and not only enjoying a prime, elevated position, this individually designed detached house also benefits from stunning panoramic views over surrounding countryside & an extensive outlook towards Wolverhampton city centre, therefore adding to the appeal of this special property.

In recent years 104 Springhill Lane has been extensively redesigned to create an individual and first class family home with no expense spared and vast of high quality features throughout. Thoughtfully remodelled in recent years to create a stunning & contemporary interior, the accommodation has been designed to utilise the maximum space with internal inspection essential to appreciate the extremely versatile layout. Ideal for purchasers requiring a property, ready to just move into, viewing will reveal many appealing features including stylish décor throughout, quality carpets & flooring, replaced windows & doors, modern bathrooms and a thoughtfully landscaped rear garden, creating excellent, useable outdoor space.

At an impressive 2,357sq feet approx., accommodation includes porch to welcoming reception hall, downstairs shower room, formal living room with feature stone fire place and double doors lead to the bespoke 23ft long conservatory. At the heart of the house is the 25ft family room with dining area and adjacent sitting room, creating an excellent, adaptable open space, perfect for entertaining large families and guests. There is also a useful home office which could of course be used a multitude of purposes i.e. playroom. The breakfast kitchen has been fitted with a smart suite of cream gloss units, having built in appliances and a central island/ breakfast bar. There is also a large utility/ second kitchen and an inner lobby leads to the garage. On the first floor, all four bedrooms are double rooms and the new shower room is fitted with a contemporary white suite. At the front of the house is a sweeping driveway providing ample off road parking and of course leads to the garage. A most impressive feature of the property is undoubtedly the rear garden, which has been landscaped to provide both a charming setting but to also offer excellent outdoor entertaining space, whilst of course enjoying the beautiful rear outlook.

Although situated in a rural location, Springhill Lane is still convenient for a comprehensive range of local amenities including shops, bus routes, Springhill Cricket Club and schooling in both sectors. Penn, Wombourne & of course Wolverhampton City Centre are also in easy reach.

With early interest highly recommended to appreciate this excellent opportunity, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed double doors and tiled flooring. **Entrance Hall:** Composite double glazed door, radiator, coved ceiling, wood effect laminate gloss flooring and U-Shaped staircase to first floor with built in cloaks under stairs cupboard.

Shower Room: Fitted with a luxury white suite comprising double shower enclosure with power shower, low level WC, vanity unit, heated towel rail, tiled walls & flooring, wall mounted mirror and extractor fan.

Living Room: 21'5" (6.54m) x 11'10" (3.60m)

Feature stone fireplace & hearth with log burner stove, two radiators, coved ceiling, wall light points and double glazed window to front. Internal double glazed double doors lead to:

Conservatory: 22'6" (6.86m) x 9'9" (2.97m)

Two radiators, ceiling lights, laminate flooring and sliding doors to rear.

Family Room/ Dining Room: 24'8" (7.51m) x 11'10" (3.60m)

Stone fireplace & hearth with gas coal fire, two radiators, coved ceiling and double glazed French window to rear balcony. Internal hardwood glazed double doors to:

Sitting Room: 12'9" (3.89m) x 7'10" (2.39m)

Radiator, coved ceiling, recess ceiling spotlights, double glazed window to front.

Playroom / Study: 11'10" (3.61m) x 7'1" (2.16m)

Radiator, built in wardrobes / cupboards, coved ceiling and double glazed window to rear.

Breakfast Kitchen: 12'3" (3.73m) x 11'10" (3.61m)

Fitted with an extensive suite of matching cream gloss units comprising stainless steel 1½ drainer sink unit with mixer tap, a range of base cupboards, drawers & suspended wall cupboards, matching laminate worktops including central island with breakfast bar, built in appliances include electric oven, dishwasher & 4-ring gas hob with extractor hood over, radiator, coved ceiling, stone style tiled flooring, double glazed window to rear and matching side door to balcony.

Utility: 11'8" (3.56m) x 10' (3.04m)

Fitted with a range of base cupboards & suspended wall cupboards, worktops, stainless steel 1½ drainer sink unit, recess & gas point for cooker, plumbing for washing machine, wall mounted gas fired central heating boiler and tiled flooring.

Rear Lobby: Radiator, tiled flooring, recess ceiling spotlights and internal access to garage.

Garage: 21'5" (6.54m) x 11'6" (3.51m)

Remote controlled 'Up & Over' garage door, power and lighting.

First Floor Galleried Landing: Radiator, coved ceiling, loft hatch with pull down ladder, built in airing cupboard and double glazed window to front.

Bedroom One: 13'11" (4.24m) x 11'10" (3.60m)

Radiator, coved ceiling and double glazed window to rear.

Bedroom Two: 11'10" (3.60m) x 10'6" (3.20m)

Radiator, coved ceiling and double glazed window to front.

Bedroom Three: 11'9" (3.59m) x 10'2" (3.09m)

Radiator, coved ceiling and double glazed window to rear.

Bedroom Four: 12'8" (3.85m) x 7'9" (2.35m)

Radiator, coved ceiling and double glazed window to front.

Shower Room: 8'3" (2.54m) x 5'6" (1.72m)

Refitted with a luxury shower suite comprising walk in double shower enclosure with stainless steel overhead showerhead & separate spray, vanity unit with storage & recess WC, white heated towel rail, marble effect tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed opaque window to rear.

Rear Garden: Neatly landscaped with a balcony / terrace with iron railings and steps down to shaped centre lawn, flowering borders with a variety of shrubs and trees, rear full width terrace with patio area, artificial lawn, ornamental pool with water feature, summer house, outside storage under house, surrounding fencing and walling with gate to fields at rear.

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.













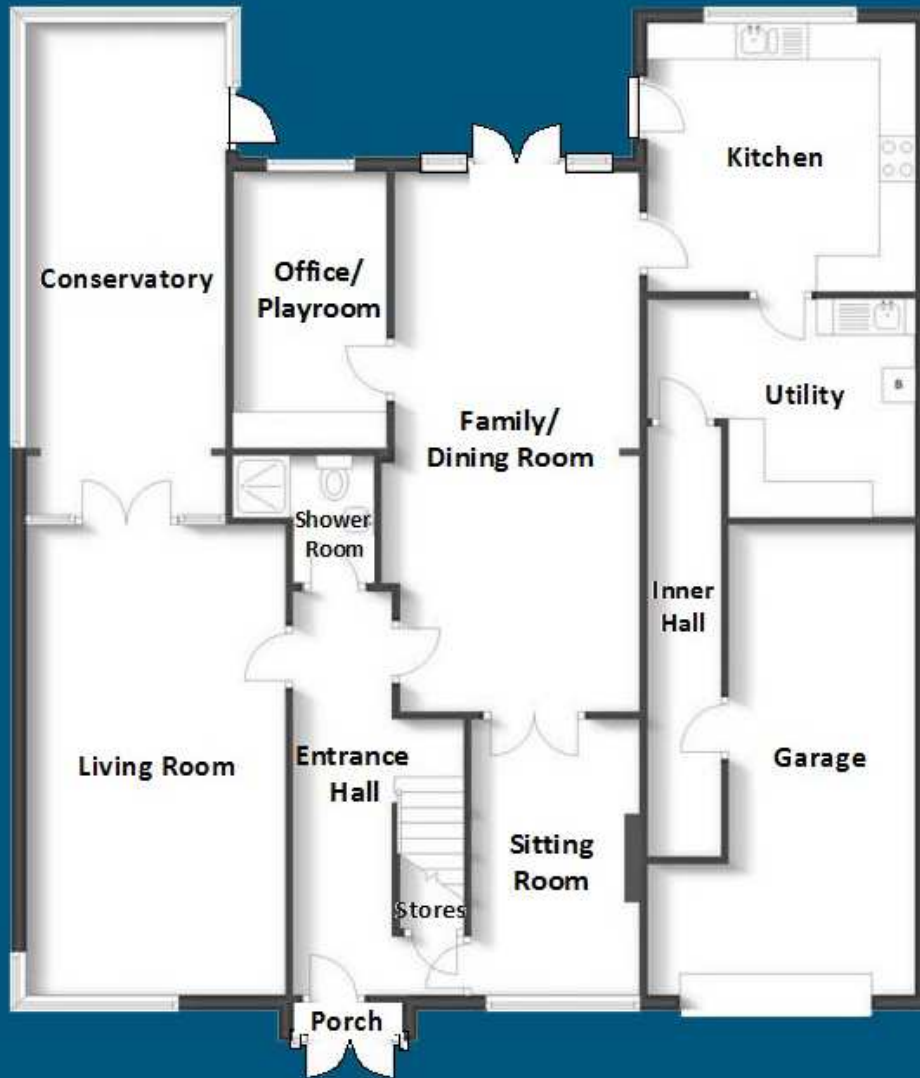












Ground Floor

**Total Floor Area: 2357sq.ft
(218.9sq m) Approx.**



First Floor

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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