



38 Springhill Lane, Lower Penn

THOMAS HARVEY
ESTATE AGENTS

A Most Deceptive & Individually Designed Three Bedroom Detached Family House. Occupying A Prominent Position, Screened & Set Well Back From The Road & In Need Of Full Renovation!

38 Springhill Lane, Penn, Wolverhampton, WV4 4SP

Asking Price: £350,000

Tenure: Freehold

Council Tax: Band E – Wolverhampton

EPC Rating: E (51) No: 0380-2637-4550-2395-1011

Total Floor Area: 1685.5sq feet (156.6sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

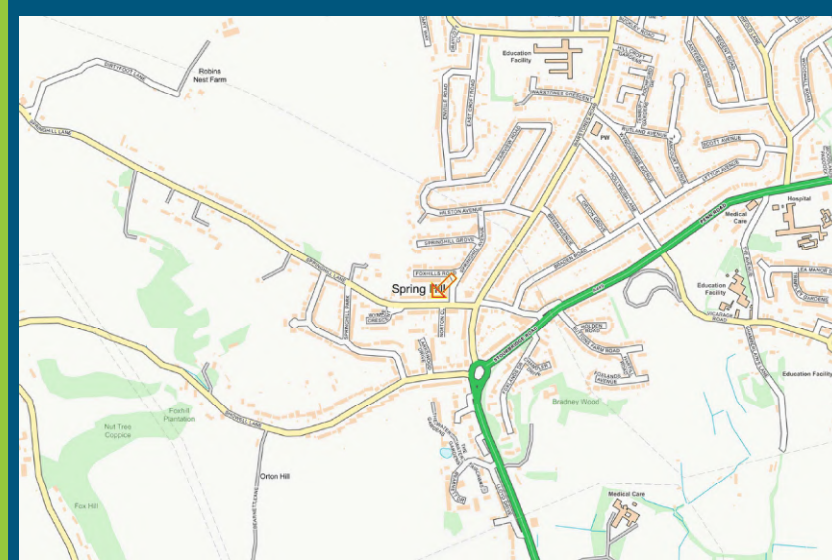
Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Situated in one of the most sought after locations in Wolverhampton, positioned on the boundary of Lower Penn and adjacent to Lower Penn fields & woodland, this individually designed detached house offers tremendous potential to extend & reconfigure the accommodation to buyers own requirements.

Although already offering ample accommodation, 38 Springhill Lane is in need of full refurbishment and viewing will reveal just what an excellent opportunity this deceptive house has to offer for purchasers requiring a home to fully customise to personal specification.

Screened from the main road via tall mature trees, measuring at approx. 1685.5sq feet, the accommodation proposes a number of distinctive & traditional features retaining the charm & appeal of a period property. The accommodation includes large reception porch, entrance hall with L-Shaped staircase to first floor, the choice of two spacious receptions rooms and kitchen fitted with a traditional wooden suite. At the side is a 30ft long tandem garage with storage and a utility at rear with WC. On the first floor there are three bedrooms, traditional bathroom and separate WC. Set well back from the road and screened via large trees, the driveway provides off road parking for several cars and of course leads to the garage. A feature of No 38 is the fully stocked & mature rear garden, which maintains the maximum privacy.

Springhill Lane is most convenient for the majority of amenities having a number of bus routes, shops, restaurants all within walking distance and the area is served very well by popular schooling in both sectors, having the favoured St Bartholomew's School within easy distance. Wolverhampton City Centre & Wombourne are both less than approx.2.5 miles away. Offered with no upward chain, internal inspection is highly recommended to appreciate this unique opportunity.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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Reception Porch: Hardwood leaded double glazed double doors with matching side windows, terracotta tiled flooring and opaque glazed window to side. **Entrance Hall:** Internal hardwood opaque glazed leaded door with side windows, radiator and C-Shaped staircase to first floor.

Living Room: 16'1" (4.90m) x 12ft (3.67m)

York stone fireplace with gas fire, radiator, coved ceiling and hardwood double glazed leaded bay window to front.

Dining/ Sitting Room: 14'1" (4.28m) x 12'1" (3.69m)

Brick fireplace, radiator, , coved ceiling, parquet style wood flooring and PVC double glazed double doors to rear.

Kitchen: 14'2" (4.32m) x 7'11" (2.42m)

Fitted with a traditional wooden suite comprising 1½ drainer sink unit, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, 4-ring gas hob with extractor hood over, double oven, radiator, recessed ceiling spotlights, walk in pantry, tiled effect vinyl flooring and double glazed window to rear. Internal access leads to: **Tandem Garage: 29'9" (9.08m) x 12'3"**

(3.73m) Power, lighting, built in storage cupboard and 'Up & Over' garage door. **Utility: 10'8" (3.25m) x 8'10" (2.68m)** Base cupboards, worktop, plumbing for washing machine, stainless steel single drainer sink unit, wall mounted gas fired central heating boiler, radiator, PVC double glazed windows and door to rear. **Downstairs WC:** Low level WC, part tiled walls & flooring and double glazed window to rear.

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

Bathroom: 8'11" (2.73m) x 8ft (2.43m)

Fitted with a traditional suite comprising panelled bath with shower unit over, twin vanity unit, bidet, floor to ceiling built in airing cupboard, radiator, tiled walls, loft hatch and double glazed opaque window to rear. **Separate WC:** Low level WC, part tiled walls and double glazed opaque window to side.

Bedroom One: 16'2" (4.93m) x 12'1" (3.68m)

Twin floor to ceiling double wardrobes, radiator and hardwood double glazed leaded bay window to front.

Bedroom Two: 14ft (4.27m) x 12ft (3.67m)

Radiator, floor to ceiling built in double wardrobe and double glazed window to rear.

Bedroom Three: 10ft (3.04m) x 6'6" (1.97m)

Radiator and hard wood double glazed leaded window to front.

Rear Garden: A mature and fully stocked rear garden providing the maximum privacy with a full width paved terrace, lawn, a variety of established trees & plants, surrounding fencing & hedging.



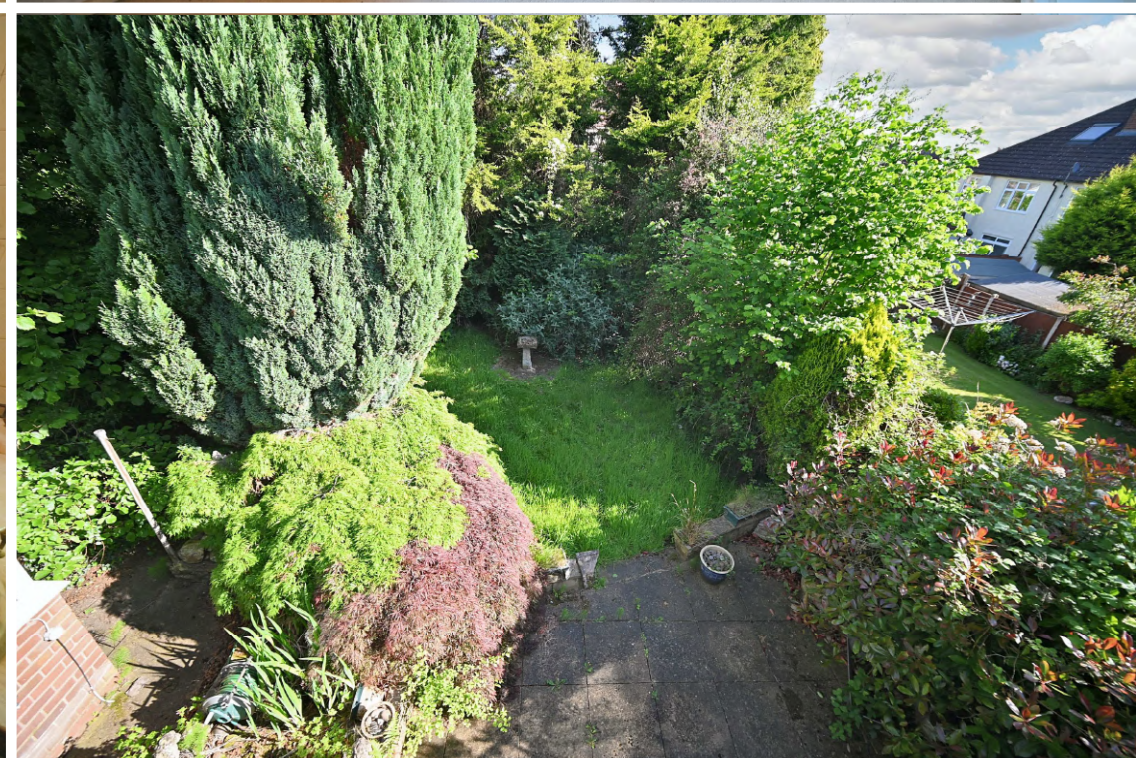
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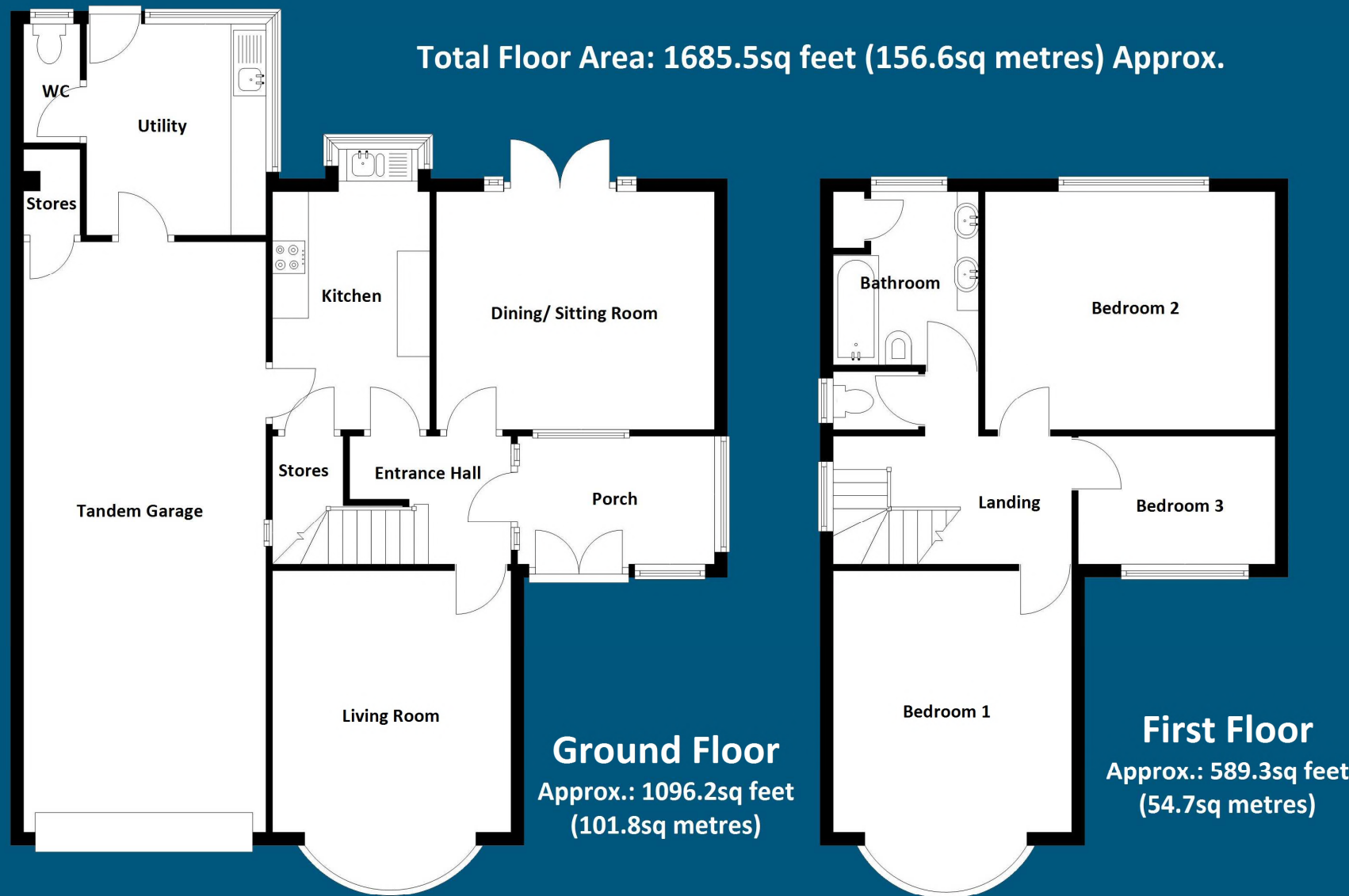












PROPERTY MISDESCRIPTION ACT 1991

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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