



8 Sedgley Road, Penn

**THOMAS HARVEY**  
ESTATE AGENTS

*An Extensively Remodelled & High Quality Three Bedroom Two Bathroom Semi-Detached Family House, With A Fantastic Outlook At Rear In One Of Penn's Most Favoured Addresses & Undoubtedly One Of The Finest Examples Of Its Type On The Market!*

**8 Sedgley Road, Penn, Wolverhampton, WV4 5LG**

**Asking Price: £345,000**

**Tenure: Freehold**

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

**EPC Rating: C (69) No: 7136-8224-0600-0576-1296**

**Total Floor Area: 1,230.9sq feet (114.4sq metres) Approx.**

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

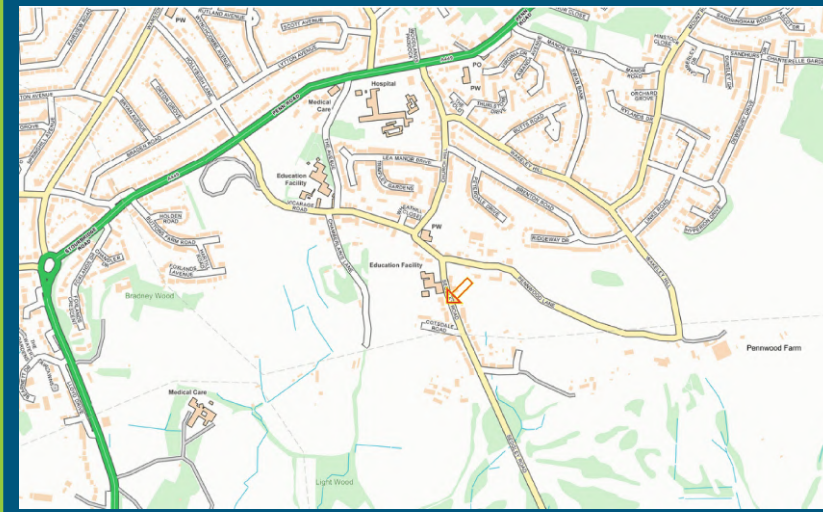
**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

**Mobile: Ofcom checker shows one of four main providers having variable coverage indoor and all four have good coverage outdoor.**

Situated in one of the most sought after locations in Penn, adjacent to both Penn Common and the very popular St Bartholomew's Primary School, this distinctive and most attractive semi-detached property has been sympathetically extended & remodelled in recent years to a superior specification providing a beautifully presented interior, with no expense spared! A first class example of its type, viewing of the deceptive accommodation is essential to comprehend the surprisingly spacious living space, having being stylishly appointed throughout incorporating many striking features. These include quality carpets & flooring, trendy & simplistic décor, external doors & double glazed windows, luxury refitted modern bathrooms, spectacular L-Shaped bespoke kitchen with dining and an exceptional bedroom suite on the top floor.

Thoughtfully re-designed and measuring at approx. 1,230.9sq feet, the interior which is spread over three floors, offers outstanding living accommodation and now includes entrance hall with staircase to first floor and a 24ft long open plan living room with dining area, perfect for entertaining guests or large families. The kitchen has been fitted with an extensive suite of matching dark grey units including a range of built in appliances. On the first floor, the galleried landing has the benefit of a useful study/ sitting area and leads to two double bedrooms and a smart refitted shower room. A further staircase leads to the second floor bedroom suite, where the master benefits from picturesque views over the surrounding backdrop via the French doors & Juliette balcony, together with a luxury ensuite shower room. At the front of the property is a gravelled driveway providing ample off road with gated side access. Not to contradict with the interior, the rear garden which enjoys a south-west facing aspect, has been landscaped to provide a beautiful outlook whilst offering excellent useable outdoor space via the large paved terrace.

Although enjoying a rural position, Sedgley Road is within easy distance of many local facilities including schooling in both sectors, Penn Golf Club, Baggeridge County Park and a number of local transport links. There are also the amenities at Wombourne, Penn, Sedgley and Wolverhampton City Centre is less than 4 miles. Internal inspection is highly recommended to appreciate this most individual property, being a superb example of a family home, further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	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:** Composite double glazed opaque door with matching side window, radiator, laminate flooring and staircase to first floor with built in cloaks cupboard below.

**Open Living Room: 12'6" (3.80m) x 11ft (3.36m) & Dining Room: 12ft (3.65m) x 11ft (3.36m)**

Open fire place with slate chamber, matching hearth, oak mantle & wood burner stove, two radiators, wall light points, coved ceiling, laminate flooring, internal double glazed window to rear and double glazed bay window to front with white shutters.

**L-Shaped Dining Kitchen: 17'5" (5.30m max) x 15'3" (4.65m max)**

Fitted with a matching suite of contemporary grey gloss units comprising a range of base cupboards, drawers & suspended wall cupboards, quartz style worktops, black ceramic single drainer sink unit with matching mixer tap, built in appliances include 4-ring induction hob with extractor hood over, double electric oven, dishwasher, fridge & freezer, plumbing for washing machine, concealed wall mounted gas fired Baxi central heating boiler, radiator, recessed ceiling spot lights, laminate flooring and double glazed windows to rear & side with matching French doors to garden.

**First Floor Galleried Landing:** Study/ Seating area with radiator, recessed ceiling spot lights, further staircase to second floor and double glazed windows to front & side.

**Shower Room: 7'1" (2.16m) x 5'8" (1.72m)**

Refitted with a smart modern suite comprising walk in shower with chrome overhead shower & handheld spray, wall mounted vanity unit, recessed WC, chrome heated towel rail, slate style tiled walls & flooring, recessed ceiling spot lights and double glazed opaque window to rear.

**Bedroom Two: 12'6" (3.80m) x 11ft (3.36m)**

Radiator, period style fireplace, coved ceiling and double glazed window to rear.

**Bedroom Three: 12'2" (3.72m) x 11ft (3.36m)**

Radiator and double glazed window to front.

**Second Floor Landing:** Skylight.

**Bedroom One: 16'4" (4.97m) x 13'4" (4.06m)**

Graphite vertical radiator with matching wall mounted electric heater, recessed ceiling spot lights, skylight to front and double glazed French doors with glass Juliette balcony to rear.

**Ensuite Shower Room: 6'1" (1.86m) x 5'10" (1.78m)**

Fitted with a luxury white suite with matt black fittings including corner shower with overhead rainfall showerhead, vanity unit, recessed WC, black heated towel rail, marble effect tiled walls & flooring, extractor fan, recessed ceiling spot lights and double glazed opaque window to rear.

**Rear Garden:** Enjoying a south-west facing aspect, the rear garden has been thoughtfully landscaped to not only create a most charming setting but to offer excellent usable outdoor space, perfect for summer barbeques! The garden includes a full width raised terrace with porcelain slabs, floor lights, timber sleepers & retaining wall and external power sockets & water supply. Steps lead down to the shaped lawn with flowering borders, a variety of shrubs & trees, a further gravelled seating area at the rear, large timber shed, side lawned area, surrounding fencing & hedging and gated side entry to front.

**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.







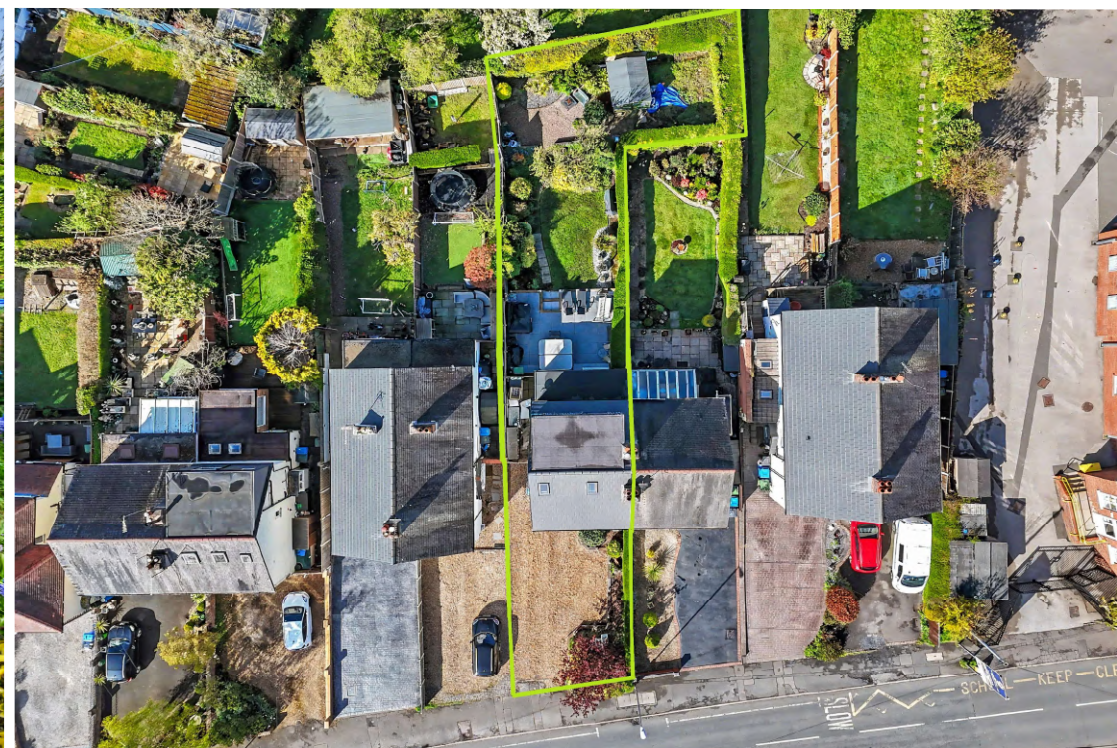








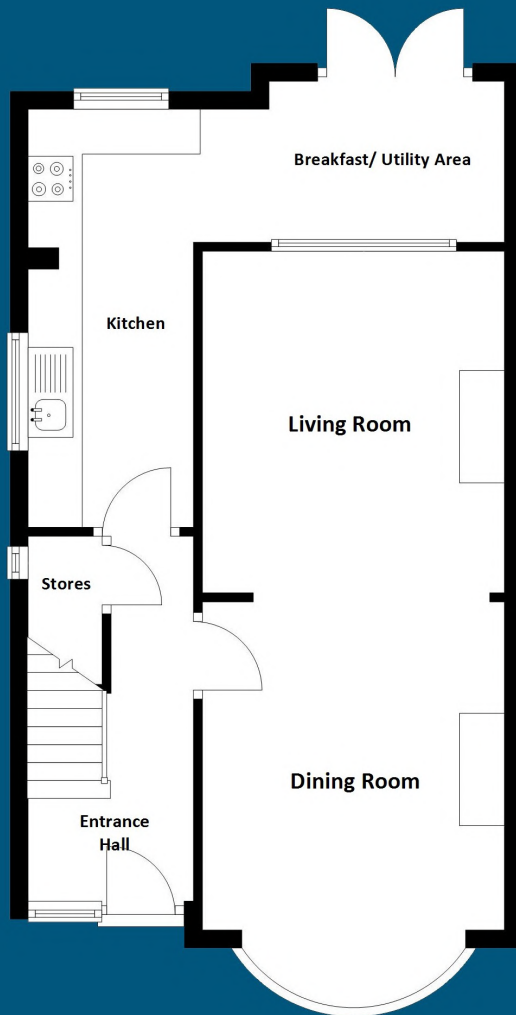




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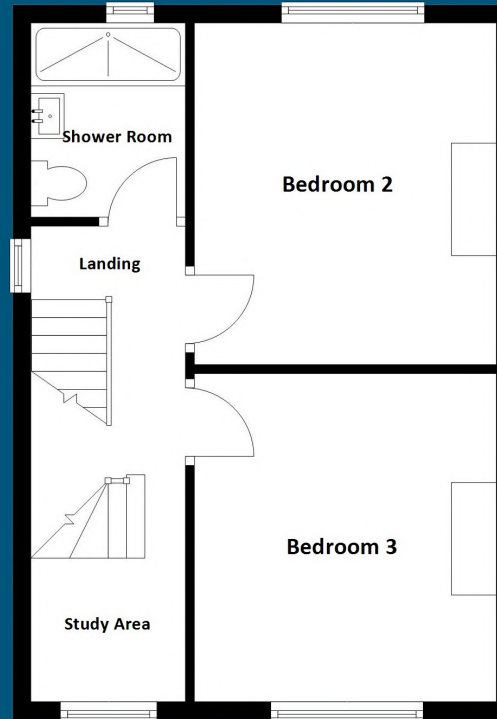
**Total Floor Area: 1,230.9sq feet (114.4sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



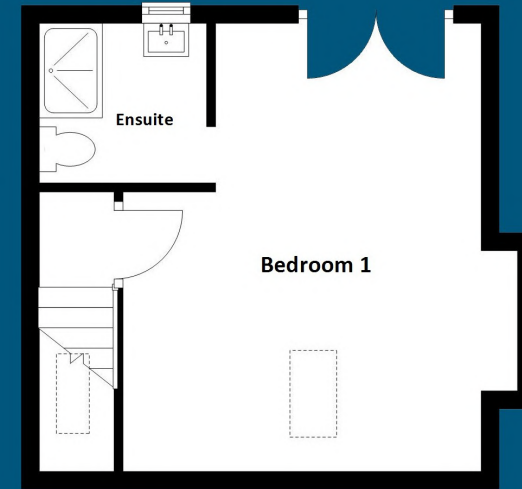
## Ground Floor

Approx. 528.2sq feet  
(49.1sq metres)



## First Floor

Approx. 429.2sq feet  
(39.9sq metres)



## Second Floor

Approx.: 273.6sq feet  
(25.4sq metres)

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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