



Aspreys
Lower Penn WV4 4TT

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Aspreys

* A Magnificently Presented and Impressively Proportioned Six Bedroom Detached Property with Adjoining Annexe Occupying an Expansive Plot in one of the most Sought-After Roads in Lower Penn *

Ground Floor Accommodation - Open Entrance Hallway with Beautiful Exposed Timber Staircase and Ornate Oak Wall Panelling * Open Plan Contemporary Kitchen Diner with Breakfast Bar, Built-In Oven, Hob, Dishwasher and Drinks Fridge – Full Width Bi-Fold Doors Allowing Access to the Rear Garden Patio Creating a Stunning Family Entertainment Area * Additional Separate Dining Room with Gas Fire and Parquet Style Flooring – Double Glass Doors Opening into the Generously Sized Lounge which features Traditional Stone Fireplace, Dual Aspect Outlook, Gas Fire and Oak Panelling * Further Sitting Room / Office Space * Downstairs W/C * Understairs Storage Space *

Adjoining Annexe - Traditional Style Kitchen with Double Oven, Fridge Freezer and Integrated Dishwasher * Utility Room * Dining Room adjoining to the Lounge with Inglenook Fireplace featuring Exposed Brickwork, Oak Beam and Gas Fire - French Doors Open onto the Rear Garden * Further Ground Floor Bedroom with Built In Wardrobes, Storage Space and Air Conditioning Unit * Family Bathroom * First Floor Accommodation - Principle Bedroom with Various Storage Spaces / Built-In Wardrobe – Elegant Jack and Jill Ensuite Shower Room * Double Bedroom with Built-In Wardrobe * Three Further Double Bedrooms – Two with Ensuite Bathrooms * Extensive Rear Garden Patio * Significantly Sized Private Rear Garden with Mature Borders, Shrubbery and Established Greenery * Full Size Tennis Court * Pergola-Covered Raised Terrace Area * Far Reaching Countryside Views and Surroundings * Open Fields to the Front and Rear of the Property * Private Gated Driveway with Ample Parking * Triple Detached Garage * Circa 1.1 Acre Size Plot * Planning Permission Granted for 3,000 SqFt Outbuilding Featuring Pool, Gym, Sauna and Office Space



Aspreys

Aspreys, 60 Showell Lane, Lower Penn enjoys an attractive semi-rural setting that combines the tranquility of the South Staffordshire countryside with excellent day-to-day convenience. Nearby Penn and Wombourne provide a wide range of amenities including supermarkets, independent shops, cafés, traditional pubs, restaurants, pharmacies, GP surgeries and leisure facilities. Residents also benefit from easy access to scenic walking routes, local parks and the wider retail, dining and entertainment options making the location ideal for both families and professionals.

The property is particularly well placed for access to a selection of highly regarded independent and state schools. Prestigious independent schools within easy reach include Wolverhampton Grammar School, The Royal School Wolverhampton and Tettenhall College, all offering excellent educational opportunities from primary through to sixth form. Well-regarded local state schools include Highfields School, while nearby primary options include St Bartholomew's Church of England Primary School and Springdale Primary School, making the area highly desirable for families with children.





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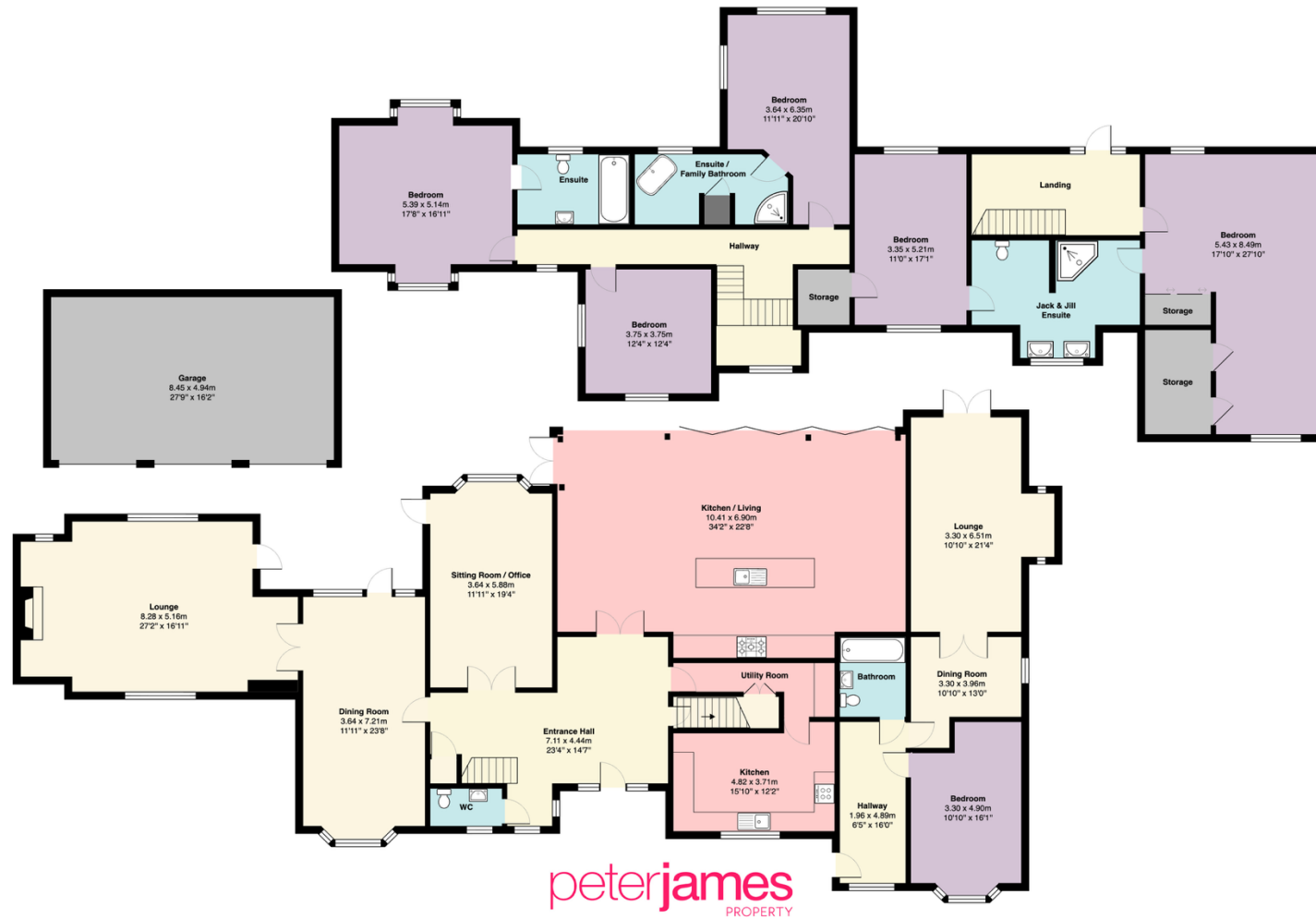




EPC - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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Total Area: 501.4 m² ... 5397 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEYPHOTOGRAPHY.CO.UK)

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