

1 Woodland, Foxlands Crescent Lower Penn, Wolverhampton, WV4 5ND

BERRIMAN
EATON

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This is an executive family home occupying a favoured position within this exclusive gated development. There is a generous driveway, an integral garage and a stunning woodland garden. There is a garden room with a hot tub and sauna with enviable private views. There is an entrance hall, guest cloakroom/wc, office, lounge with balcony, separate dining room, breakfast kitchen with integrated appliances and utility to the ground floor. To the lower floor there is a family and games room with French doors onto the garden. To the first floor there is a principal bedroom with en-suite and dressing room, en-suite to the second bedroom, two further bedrooms and the family bathroom.

EPC : C
WOMBOURNE OFFICE

LOCATION

Woodland is a gated development of only three executive detached family homes occupying a private position at the end of Foxlands Crescent which is within walking distance of the Penn Road, which is the main transport link into Wolverhampton and surrounding towns. There are a selection of shops at nearby Springhill and regular buses both on the Penn Road and Warstones Road. There is a good selection of both Primary and Secondary schooling wit this area also falling into Wombourne catchment.

DESCRIPTION

This is an executive detached family home occupying a favoured corner position within this exclusive gated development. There is a generous driveway affording off road parking for several vehicles, an integral garage and a stunning woodland garden. There is a garden room with a hot tub and sauna with enviable private views. The internal accommodation offers entrance hall, guest cloakroom/wc, office, lounge with balcony, separate dining room, breakfast kitchen with integrated appliances and utility to the ground floor. To the lower floor there is a family and games room with French doors onto the garden. To the first floor there is a principal bedroom with en-suite and dressing room, en-suite to the second bedroom, two further bedrooms and the family bathroom. The property benefits from double glazing and central heating. There are trees within the boundary that have Tree Preservation orders upon them.

ACCOMMODATION

The PORCH has a double glazed composite double doors, radiator and door into the ENTRANCE HALL which has staircase which rises to the first floor landing with wooden balustrades and tiled floor. The CLOAKROOM has a pedestal wash hand basin with mixer tap, low level WC, radiator, spotlights and tiled floor. The OFFICE has a double glazed window to the front elevation and radiator. The DINING ROOM has a double glazed window to the front elevation and radiator. The LOUNGE has double glazed French doors onto the BALCONY; gas fire with surround, wiring for wall lights and radiator. The KITCHEN is fitted with a high quality range of wall and base units with complementary work surface, central island which incorporates a breakfast bar, inset one and a half sink and drainer with mixer tap. There are a range of integrated appliances including two ovens, microwave, plate warmer, full height fridge and freezer. There are double glazed French doors onto the wrap around balcony, double glazed window to the rear elevation, vertical radiator, tiled floor, glass balustrade giving access to the staircase to the lower level. The UTILITY ROOM has a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, understairs storage cupboard, double glazed door to the side passage, plumbing and space for a washing machine and tiled floor.

The staircase descends to a lower level which is being used as a FAMILY ROOM, this has double glazed French doors onto the rear garden, log burner and radiator.

From the entrance hall the staircase rises to the FIRST FLOOR LANDING which has wooden balustrades and an airing cupboard. The PRINCIPAL BEDROOM has a double glazed window to the rear garden, radiator and DRESSING ROOM with fitted wardrobes, double glazed window to the rear elevation, radiator and door into the EN-SUITE which has a walk in shower cubicle, pedestal wash hand basin and mixer tap, low level WC, double glazed opaque window to the side elevation, spotlights and tiling to the walls and floor. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, wardrobes, radiator and door into the EN-SUITE which has a shower cubicle, pedestal wash hand basin, low level WC, double glazed opaque to front, tiling to the walls and floor. BEDROOM 3 has double glazed window to the front elevation, two fitted wardrobes and radiator. BEDROOM 4 has double glazed window to the front elevation, fitted wardrobe and radiator. The FAMILY BATHROOM has a bath with shower over and glazed screen, pedestal wash hand basin and mixer tap, low level WC, walk in shower cubicle, heated ladder towel rail, spotlights, double glazed opaque window to the front elevation, tiling to the floor and walls.

OUTSIDE

There are communal gates which give access to the off road parking and DRIVEWAY which has the ability park several vehicles off road with a shaped lawn, gravelled borders, raised fish pond and access to the GARAGE which has an electronically operated door and a double glazed door to the rear garden. There is side access to the REAR GARDEN which is surrounded by established Woodland. There is a decking area which has a cabin housing the hot tub and sauna with windows and bi-folding doors to fully appreciate the view. There are steps leading up to the balcony which wraps around the kitchen and lounge. Please be aware that there are Tree Preservation Orders in place.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
The long term flood defences website shows very low risk

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Over
£690,000

EPC: C

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.





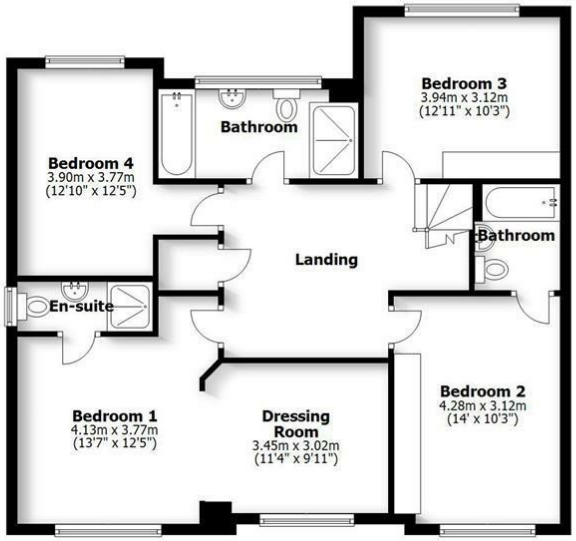

1 Woodland
Wolverhampton

HOUSE:	217.3sq.m.	2339sq.ft.
GARAGE:	25.3sq.m.	272sq.ft.
CABIN:	16.4sq.m.	177sq.ft.
TOTAL:	**259sq.m.**	**2788sq.ft.**

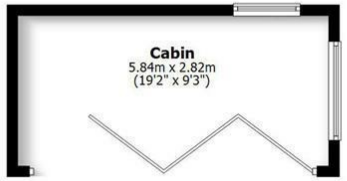
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

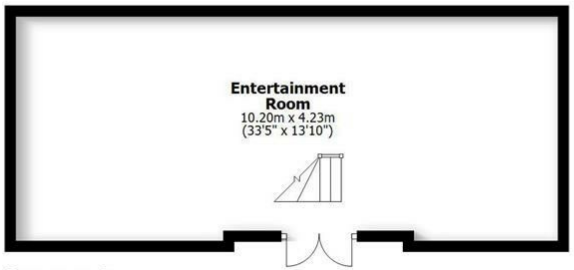


Ground Floor



First Floor





Basement







