



2 Great Hall Grove, Penn, Wolverhampton, WV4 5AD

BERRIMAN  
EATON

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EPC : C  
WOMBOURNE OFFICE

## LOCATION

Great Hall Grove, located off the desirable Muchall Road in Penn, is a private gated development, containing eight executive homes. Nearby Penn Common is a popular place for walks and picnics, as well as being home to Penn Golf Course, and the Penn Road is where you will find all of the local amenities you'll need. The property is ideally located to provide convenient access to the city of Wolverhampton yet within easy reach of the beautiful Shropshire and Staffordshire countryside. The area is well serviced by both primary and secondary schools, from the public and private sectors, and is supported by regular bus services.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL has a wooden door with double glazed and leaded inserts, tiled floor, two radiators and a staircase with wooden balustrades rising to the first floor landing. There is a storage cupboard and a CLOAKROOM which has a low level WC, pedestal wash hand basin with mixer tap, radiator and double glazed opaque window to the front elevation. The STUDY has a double glazed leaded window to the front elevation and radiator. The LOUNGE has a fireplace with electric fire and surround, double glazed leaded window to the side elevation, two radiators and double glazed French doors opening into the CONSERVATORY. This is brick and double glazed construction with a polycarbonate roof, tiled floor and double glazed French doors onto the rear garden. The KITCHEN/FAMILY ROOM is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap. There are a range of integrated appliances including a double oven. Microwave, coffee machine, dishwasher and space for a fridge freezer and wine cooler. There are two double glazed leaded windows to the rear elevation and double glazed French doors opening into the rear garden, tiling to floor, plinth lights and spotlights. The UTILITY is fitted with wall mounted cupboard, fitted work surface with inset sink and mixer tap; plumbing and space beneath for a washing machine and tumble dryer. There is tiling to the floor and a double glazed door to the side passage. From the kitchen there is access into the DOUBLE GARAGE which has two sets of electrically operated elevating doors.

The staircase rises to a GALLERIED LANDING with wooden balustrades, loft access and double doors into an airing cupboard which has a hot water cylinder. The PRINCIPAL BEDROOM has a double glazed bay window to the front elevation, radiator, fitted wardrobes and a door into the EN-SUITE which has a shower cubicle, bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the side elevation, tiling to the floor and part tiling to the walls. The SECOND BEDROOM SUITE has two double glazed leaded windows to the rear elevation, fitted wardrobes with mirrored doors, radiator and door into the EN-SUITE which has a walk in cubicle, low level WC, pedestal wash hand basin and mixer tap, heated ladder towel rail, double glazed opaque window to the side elevation, tiled floor and part tiling to the walls. DOUBLE BEDROOM 3 has two double glazed windows to the rear elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 4 has two double glazed windows to the rear elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 5 has double glazed window to the front elevation and radiator. The OFFICE/GAMES ROOM has a double glazed leaded window to the front elevation and radiator. The HOUSE BATHROOM is fitted with a white suite which comprises bath with mixer tap, freestanding shower cubicle, low level WC, pedestal wash hand basin, heated ladder towel rail, double glazed opaque window to the side elevation and part tiling to the walls.

## OUTSIDE

The development is accessed through electronically operated gates and the property can be found on the left hand side of the Development. There is a generous block paved DRIVEWAY which has the benefit of off road parking for several vehicles and which gives access to the double garage. There is a paved path to the entrance with a lawn and planted border. Side gated access leadings into the REAR GARDEN which has been landscaped and paved to be low maintenance with raised planted borders, separate area for further storage and a fenced boundary.

There an estate charge which is currently £950.00 per annum for the communal areas.

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

Broadband – Ofcom checker shows there is no data available for this postcode.  
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 low risk

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Offers In The Region Of  
£865,000

EPC: C

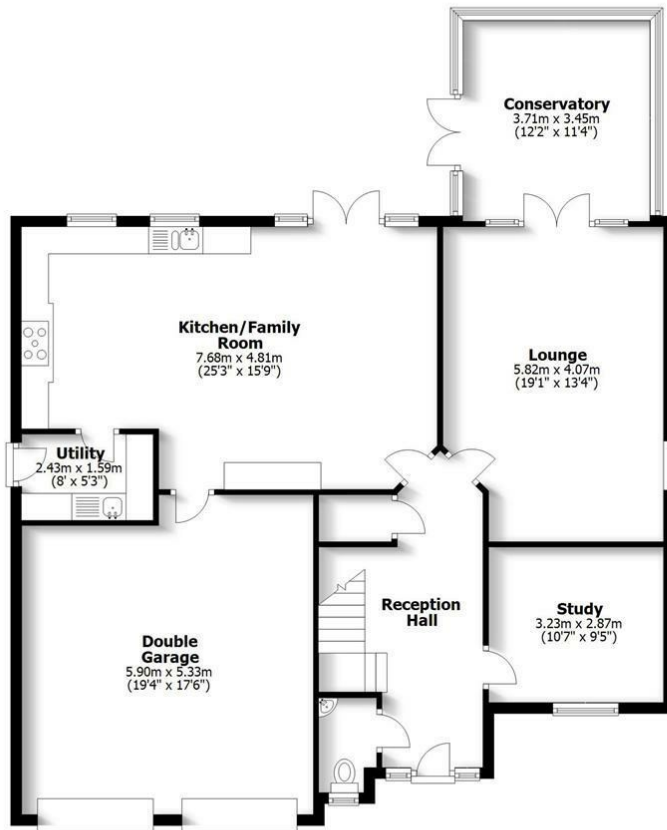
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**2 GREAT HALL GROVE  
PENN**

HOUSE: 222.6sq.m. 2396sq.ft.  
GARAGE: 30sq.m. 323sq.ft.  
**TOTAL: 252.6sq.m. 2719sq.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**

