



11 Hartill Road, Penn

**THOMAS HARVEY**  
ESTATE AGENTS



# A Beautifully Presented Two Bedroom Detached Bungalow, Recently Refurbished To A First Class Standard With A Host Of Trendy & Superior Features Throughout With Picturesque Views Over Fields & Countryside At Rear!

**11 Hartill Road, Penn, Wolverhampton, WV4 5LT**

**Asking Price: £420,000**

**Tenure: Freehold**

**Council Tax: Band D – Wolverhampton**

**EPC Rating: D (61) No: 3536-6922-3500-0071-8206**

**Total Floor Area: 1,263.0sq feet (117.3sq metres) Approx.**

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

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

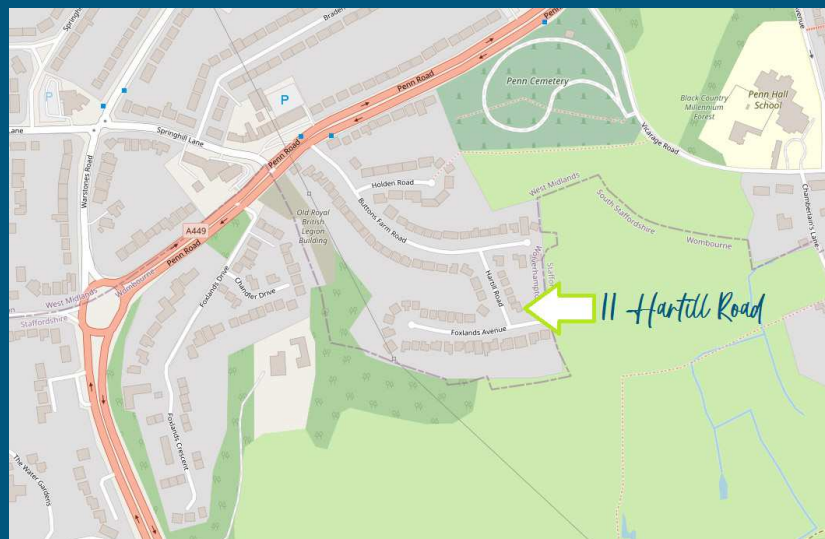
**Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good coverage outdoor.**

Situated in one of the most sought after locations in Penn, positioned in this delightful select cul de sac just off the Penn Road & Buttons Farm Road, this most impressive & individual detached bungalow has been recently refurbished to create one of the finest examples of its type currently listed on the market, with internal inspection an absolute must!

Thoughtfully remodelled by the present owners to create a stunning & contemporary interior, at approx. 1263.0sq feet, the accommodation has been designed to utilise the maximum space and ideal for purchasers requiring a quality property, ready to just move into. Viewing will reveal many appealing features including stylish décor throughout (and down to the finest detail), quality carpets & flooring, replaced windows & doors, replaced roof, new central heating system, certified electrics, modern bathroom, bedroom accommodation on both floors, stunning views over the rear countryside and a fantastic dining kitchen, a perfect entertaining space!

The accommodation now includes a welcoming reception hall, an 18ft through living room, master bedroom with fitted wardrobes and adjoining luxury bathroom. At the rear of the bungalow is the dining kitchen which is fitted with an extensive suite of shaker style units, built in appliances & a central island/ breakfast bar. There is also a useful utility in the rear lobby with a guest cloakroom. From the entrance hall, a concealed inner hall has a C-Shaped staircase to the first floor bedroom with a dressing area and storage into eaves. Not to contradict with the interior, as the bungalow sits on a corner plot, the gardens have also been thoughtfully landscaped to create a beautiful & tranquil setting, whilst maintaining the maximum privacy and offers excellent useable outdoor space. There is the further advantage of a detached hobbies room (currently used as a bar & originally the garage) which could be used for a number of uses such as a home office, gym etc. There is also a driveway at the front with an EV charging point and further gated driveway, ideal for parking a caravan etc.

Convenient for the majority of amenities with walking distance of local shops, bus routes and a number of schools including the favoured St Bartholomew's Primary School, Hartill Road is also within easy reach of the facilities at Penn, Wombourne & of course Wolverhampton City Centre. With early interest highly recommended, the gas centrally heated and double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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**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 front door with full height double glazed side windows, two radiators, part panelled walls, recessed ceiling spot lights, LVT flooring and double glazed window to front.

**Living Room: 17'10" (5.43m) x 11'11" (3.64m)**

Open fireplace with stone hearth, oak mantle & wood burning stove, two radiators, LVT flooring, double glazed window to front and matching double doors to rear garden.

**Dining Kitchen: 14'10" (4.53m) x 13'11" (4.23m)**

Fitted with a matching suite of light coloured shaker style units comprising a range of base cupboards, drawers & suspended wall cupboards, central island/ with further storage & breakfast bar, wood effect laminate worktops, composite 1.5 drainer sink unit with brass style mixer tap, recess & gas point for double width cooker & having stainless steel extractor hood over, built in appliances include fridge, freezer & dishwasher, white vertical radiator, recessed ceiling spot lights, porcelain tiled flooring and double glazed windows to rear.

**Utility: 6'8" (2.03m) x 5'2" (1.57m)**

Built in base cupboards & suspended wall cupboards, laminate worktops, plumbing & recess for both washing machine & dryer, radiator, recessed ceiling spot lights, patterned ceramic tiled flooring and double glazed window to side with matching PVC door.

**Guest Cloakroom: 5'2" (1.57m) x 3'1" (0.93m)**

Fitted with a white suite comprising low level WC, vanity unit, radiator, recessed ceiling spot lights, patterned ceramic tiled flooring and double glazed opaque window to side.

**Bedroom One: 13'1" (3.98m) x 11'6" (3.50m)**

Fitted with full length floor to ceiling wardrobes, radiator and double glazed window to front.

**Ensuite Bathroom: 7'5" (2.27m) x 5'7" (1.70m)**

Fitted with a luxury white suite comprising tiled bath with handheld spray, double walk in shower with chrome overhead rainfall shower head & handheld spray, vanity unit with storage & recessed WC, radiator, part tiled walls, recessed ceiling spot lights, extractor fan, tiled flooring and double glazed opaque window to side.

**Inner Hall:** A C-Shaped staircase to first floor with storage cupboard below, recessed ceiling spot lights and double glazed opaque window to rear.

**Bedroom Two: 16'9" (5.10m) x 11'7" (3.53m)**

Radiator, recessed ceiling spot lights, storage into eaves and double glazed window to front. Walk in wardrobe/ Dressing Area and internal access to loft/ eaves storage.

**Rear Gardens:** As the property occupies a corner plot, the gardens have been thoughtfully landscaped to provide an interesting outlook whilst offering excellent usable space. At the front of the bungalow is a double width driveway with slate chippings & EV charging point, gravelled paths shaped lawn, surrounding fencing and gated side entries. The rear garden enjoys an east facing aspect whilst maintaining the maximum privacy and offers convenient maintenance with gravelled terrace, paved walkways, decked courtyard, garden storage, external lighting & power and surrounding fencing. **Garage Conversion/ Outbuilding: 18'2" (5.54m) x 8'8" (2.63m)** A most useful space which could be used for a multitude of purposes i.e. home office, gym, hobbies room and includes power, lighting, laminate flooring, fitted bar and double glazed windows with PVC door.

**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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#### 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.

#### MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.