



10 Church Hill, Wolverhampton, WV4 5PW

BERRIMAN  
EATON

# 10 Church Hill, Wolverhampton, WV4 5PW

This is a charming, detached family home which has a generous driveway suitable for parking multiple vehicles off road, a large garage and a pristine and well established rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining room, sitting room, kitchen, utility, garden room and shower room to the ground floor. To the first floor there are three double bedrooms and bathroom with separate WC. The property benefits from double glazing, central heating and no upward chain.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

## LOCATION

Church Hill is located in a sought after residential area within easy reach of a wide range of local facilities within Penn and with the more extensive amenities afforded by Wolverhampton City Centre. The area is well served by schooling in both sectors, St Bartholomew & Woodfield Primary Schools; and Highfields High School and The Royal School Wolverhampton are close to hand, and the Penn Road (A449) facilitates excellent transport links.

## DESCRIPTION

This is a charming, detached family home which has a generous driveway suitable for parking multiple vehicles off road, a large garage and a pristine and well established rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining room, sitting room, kitchen, utility, garden room and shower room to the ground floor. To the first floor there are three double bedrooms and bathroom with separate WC. The property benefits from double glazing, central heating and no upward chain.

## ACCOMMODATION

The ENTRANCE HALL has a wooden door and staircase rising to the first floor landing. The LOUNGE has an open fireplace, double glazed leaded window to the front elevation, beamed ceiling, radiator and door into the kitchen. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap, two double glazed windows to the side elevation, space for oven with fitted extractor and tiling to the walls and flooring. There is a door into the SITTING ROOM which has a double glazed leaded window to the rear elevation, radiator, gas fire with surround and tiled hearth, radiator, wooden leaded door into the garden room and door into the DINING ROOM which has a double glazed leaded window to the front elevation, radiator and door leading back to the entrance hall. The GARDEN ROOM has single glazed windows to the rear and side elevations with a polycarbonate roof, radiator and tiled floor. The UTILITY has a fitted worksurface with inset single drainer sink unit with mixer tap, plumbing and space for a washing machine, tumble dryer and fridge freezer. There is a tiled floor and part tiling to the walls and access to the SHOWER ROOM which has a curved cubicle, vanity wash hand basin with mixer tap, low level WC, spotlights, heated ladder towel rail with tiled floor and tiled walls. There is a door to the GARAGE which has a roller shutter door, double glazed window to the rear elevation and door into the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a step up to DOUBLE BEDROOM 1 which has a double glazed leaded window to the front and side elevation, radiator and door into the walk in wardrobe which has a double glazed leaded window to the front elevation and loft access. DOUBLE BEDROOM 2 has a double glazed leaded window to the front and side with radiator. DOUBLE BEDROOM 3 has a double glazed leaded window to the rear elevation and radiator. The BATHROOM has a bath with shower attachment, shower cubicle with multi headed shower, vanity wash hand basin with mixer tap, heated ladder towel rail, spotlights, recessed storage cupboard, double glazed opaque window to the side elevation and tiling to the walls. There is a separate WC which tiled walls and double glazed opaque leaded window to the rear elevation.

## OUTSIDE

To the front of the property there is a large tarmac DRIVEWAY suitable for parking several vehicles off road and having a lawned foregarden with well planted and established borders and a walled boundary as well as giving access to the garage. The REAR GARDEN has been extremely well tended and has a paved patio, shaped lawn with well planted beds and borders, hard standing for a greenhouse, brick built garden store, access to the garage and a fenced boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – Wolverhampton  
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

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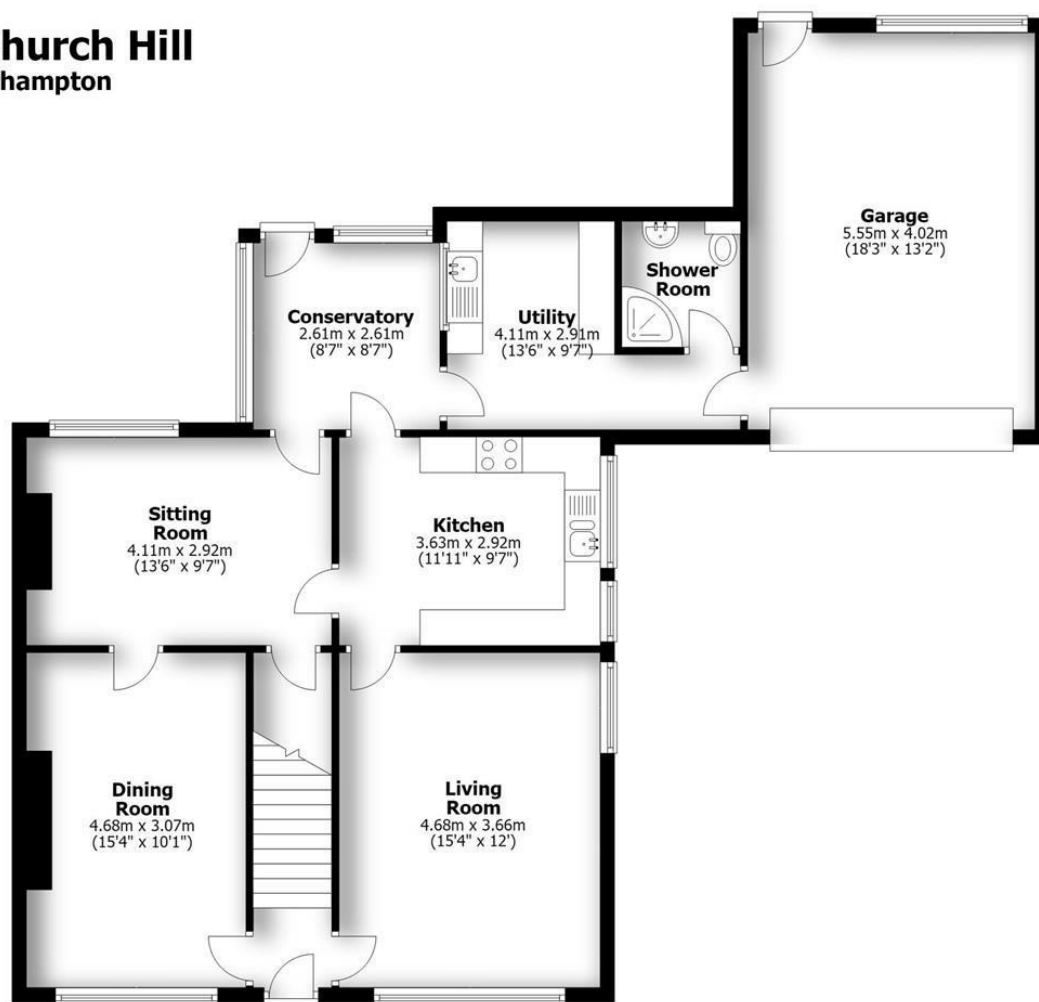
Offers In The Region Of  
£475,000

EPC:

**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.



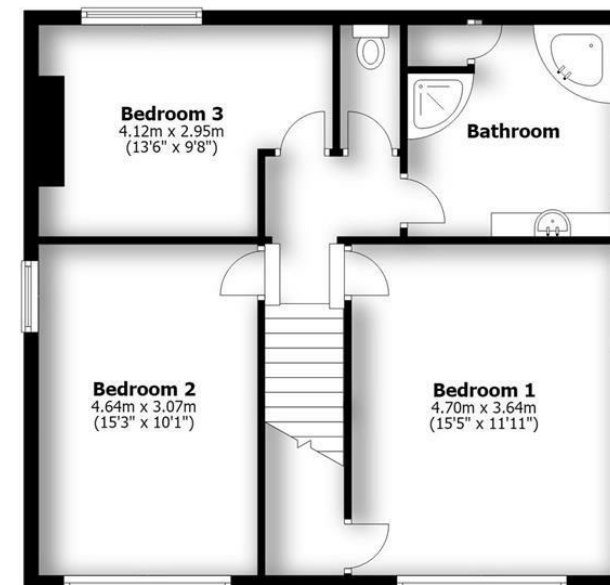
## 10 Church Hill Wolverhampton



Ground Floor

HOUSE: 142.7sq.m. 1537sq.ft.  
GARAGE: 22.3sq.m. 240sq.ft.  
**TOTAL: 165.0sq.m. 1777sq.ft.**

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



First Floor

