



Pennwood Lane, Penn Common

WV4 5JE

Taylor's

Offers in the Region of
£429,950

Bedrooms: 4 | Bathrooms: 1 | Receptions: 2

Charming Elevated Period Cottage with Versatile Detached Accommodation, ideally positioned on the fringe of Penn Common and within close proximity to well-regarded local schools, including St Bartholomew's Primary School.

Occupying a slightly elevated position, this deceptively spacious former miners' cottage offers a well-presented and versatile layout, ideal for a range of buyers & the property benefits from gas central heating throughout & double glazing. The main residence briefly comprises a choice of two reception rooms, providing flexible living and dining space, a fitted kitchen, and a characterful Victorian-style ground floor bathroom.

To the first floor, there are three well-proportioned bedrooms, along with access to an additional loft/hobby space, offering further versatility.

A particular feature of this property is the separate two-storey detached building benefitting from gas central heating throughout & double glazing, located adjacent to the main dwelling. This space is currently arranged to include conservatory, reception room with log-burner (currently used as a bar), additional room upstairs (currently used as a fourth bedroom), family bathroom - offering excellent potential for a variety of uses, subject to any necessary consents. Externally, the property benefits from both front and rear gardens, enjoying a pleasant outlook with views across Penn Common & Penn Golf Course from an elevated position.

The location is highly desirable, being within easy walking distance of Penn Common, with its open green spaces and countryside walks, as well as St Bartholomew's Church and village hall.

This unique and versatile home must be viewed to fully appreciate the space, character and additional accommodation on offer!

Council Tax - D EPC - E Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat roof section. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/
Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Entrance Porch

Lounge - 3.71m x 3.71m (12'2" x 12'2")

Dining Room - 4.67m x 3.45m (15'4" x 11'4") with understairs storage.

Kitchen - 4.83m x 2.16m (15'10" x 7'1") with access to side porch.

Bathroom - 2.24m x 2.18m (7'4" x 7'2")

Side Porch

First Floor Landing

Bedroom - 3.76m x 3.2m (12'4" x 10'6") with fitted wardrobes.

Bedroom - 2.49m x 2.26m (8'2" x 7'5")

Bedroom - 3.76m x 3.2m (12'4" x 10'6") with fitted wardrobes & access to loft room.

Loft Room - 4.72m x 3.76m (15'6" x 12'4") currently used as office/ hobby space.

Reception Room - 6.2m x 3.02m (20'4" x 9'11") currently used as bar (former garage).

Storage - 2.97m x 0.66m (9'9" x 2'2") (front of former garage).

Conservatory - 4.24m x 2.92m (13'11" x 9'7")

Store Room - 4.85m x 3m (15'11" x 9'10") (currently used as bedroom).

Bathroom - 3.02m x 1.96m (9'11" x 6'5")

Paved Enclosed Rear Garden

Driveway To Side

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Council Tax Band: D

Tenure: Freehold

Property Type: End of Terrace House

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- CHARMING ELEVATED PERIOD COTTAGE WITH VERSATILE LIVING
- DESIRABLE PENN COMMON LOCATION WITH VIEWS TO FORE
- END TERRACED FAMILY HOME & SEPARATE TWO STOREY DETACHED BUILDING
- DRIVEWAY TO SIDE
- PAVED ENCLOSED REAR GARDEN
- WALKING DISTANCE OF ST BARTHOLOMEW'S PRIMARY SCHOOL & PENN GOLF COURSE

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MISREPRESENTATION ACT 1967

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