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: £399,950

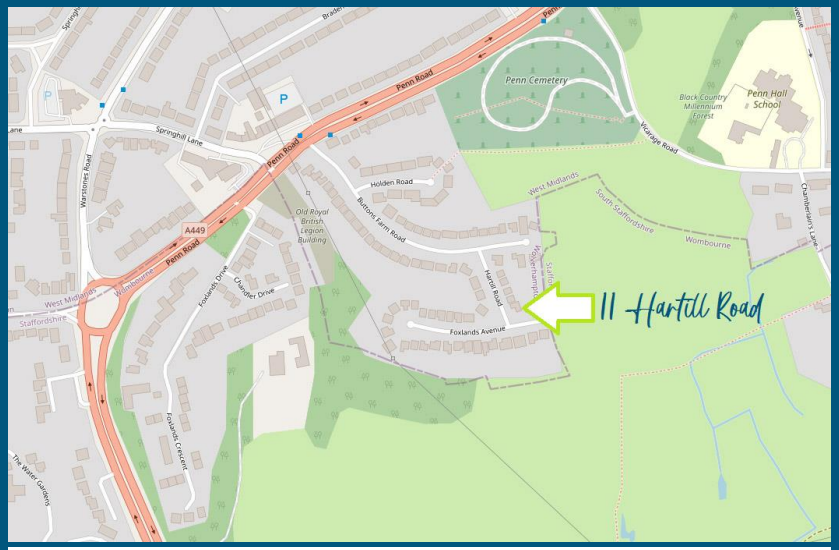
Tenure: Freehold
Council Tax: Band D – Wolverhampton
EPC Rating: D (61) No: 3536-6922-3500-0071-8206
Total Floor Area: 1,263.0sq feet (117.3sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good coverage outdoor.

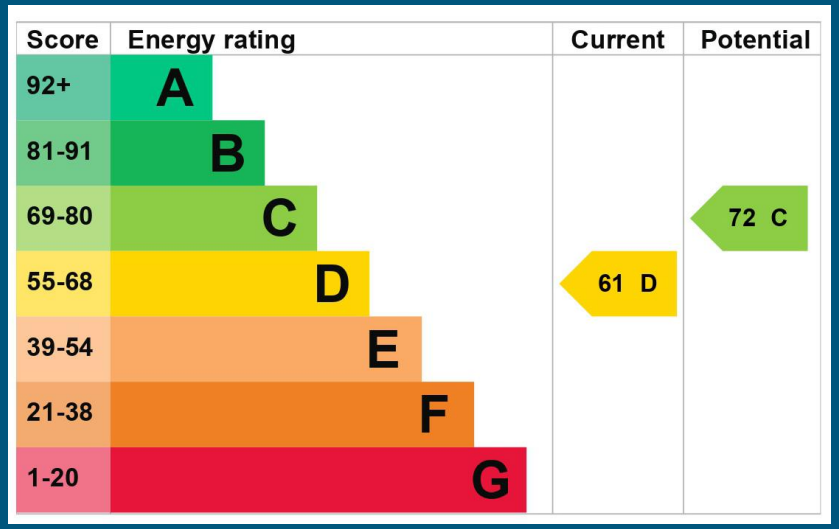
A beautifully reimagined detached bungalow, set within one of Penn's most coveted cul-de-sacs, just off Penn Road and Buttons Farm Road — and enjoying the rare privilege of directly backing onto open countryside, where sweeping green views create a wonderfully peaceful and uplifting backdrop to everyday living.

Recently refurbished to an exceptional standard, this individual home now stands as one of the finest examples of its type on the market. At approximately 1,263 sq ft, the interior has been thoughtfully remodelled to maximise space, light and modern comfort, offering a turnkey lifestyle for buyers seeking a premium property ready to move straight into.

Every detail has been carefully considered. Stylish décor, quality carpets and flooring, replaced windows and doors, a new roof, upgraded central heating, certified electrics and a contemporary bathroom all contribute to a fresh, luxurious feel throughout. The bungalow flows beautifully, with bedroom accommodation on both floors and stunning rear views across open fields that instantly elevate the sense of space and tranquillity. At the heart of the home is the impressive dining kitchen, a superb entertaining space fitted with an extensive suite of shaker-style units, integrated appliances and a central island/breakfast bar. Large windows frame the countryside beyond, ensuring the outdoors is always part of the experience. A useful utility and guest cloakroom sit just off the rear lobby. The accommodation also includes a welcoming reception hall, an 18ft through living room, and a ground-floor master bedroom with fitted wardrobes and an adjoining luxury bathroom. A concealed inner hall leads to a C-shaped staircase rising to the first-floor bedroom, complete with dressing area and generous eaves storage. Outside, the corner plot has been beautifully landscaped to create a private, tranquil garden that complements the interior perfectly, a serene setting ideal for relaxation, outdoor dining and appreciating the uninterrupted green scenery. The detached hobbies room (formerly the garage) offers superb versatility as a bar, home office, gym or studio. Additional benefits include a front driveway with EV charging point and a further gated driveway, ideal for caravan parking.

Perfectly placed for local shops, bus routes and highly regarded schooling — including St Bartholomew's Primary — Hartill Road also provides easy access to Penn, Wombourne and Wolverhampton City Centre. A premium, fully refurbished home in a highly desirable setting, with countryside views that truly set it apart.





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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.

HOME

HOME

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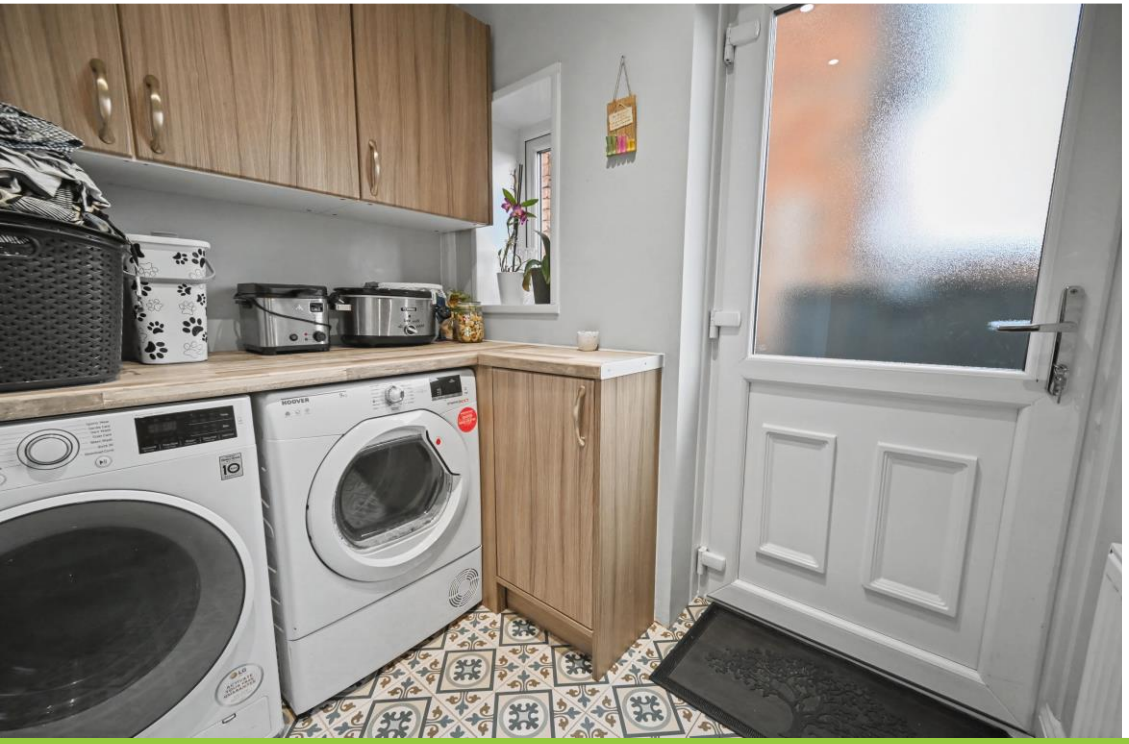
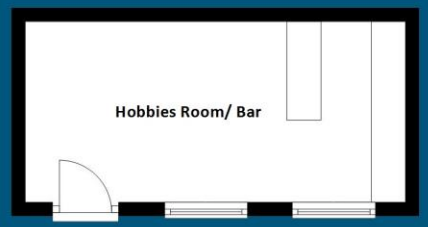


JBL

MAORI
BAR

"YOU WERE MADE TO SOAR,
TO CRASH TO EARTH, THEN
TO RISE AND SOAR AGAIN"
ALFRED WAINWRIGHT
Wainwright
BAR



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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 PARTICLUARS 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.
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