



Connells

Lloyd Hill Stourbridge Road
Penn Wolverhampton

Lloyd Hill Stourbridge Road Penn Wolverhampton WV4 5NE

for sale offers in the region of
£825,000



Property Description

Samuel Thorneywork from the Award Wining Connells Wolverhampton branch is proud to bring to the market, Lloyd Hill on Stourbridge Road, a generously sized four bedroom detached family home. A must view to truly appreciate the overall size of this beautiful property.

Additionally this property offers an outbuilding and garage to the rear which comes with planning permission for a detached bungalow with it's own right of way access which can be purchased separately through Connells.

Internally this family home offers a porch, inviting entrance hallway, two ground floor wcs, home office, lounge, dining room with sitting area, stylish kitchen with granite worktops and breakfast area, utility, outdoor orangery with entertainment barbecue space, four double bedrooms, two en-suites, balcony, family bathroom, well presented rear garden and large driveway for parking several vehicles with garage.

Viewings are highly recommended for growing families. Situated near to popular schooling, transport links, shops and amenities.

Call Connells Wolverhampton today!

The Location & Area

Situated on the ever popular Lloyd Hill just a stone's throw away from sought after shopping and offers fantastic commuting access to Wolverhampton, Kidderminster and Stourbridge. Sought after schools, doctors, dentists, public houses and eateries are also within close proximity.

Approach

Set back from the roadside behind a large driveway

for several vehicles with access to the main accommodation and garage, gate to side.

Porch

Door to entrance hall.

Entrance Hall

Double glazed window to front, fireplace, central heating radiator, ceiling light points, stairs rising to first floor, doors to porch, kitchen, office, ground floor wc and lounge.

Office

10' 11" x 9' 7" (3.33m x 2.92m)

Double glazed window to front, fitted cupboard and shelving, ceiling light point.

Ground Floor Wc

Low flush wc, vanity wash hand basin, tiled walls, double glazed windows to rear and side.

Breakfast Kitchen

28' 2" max x 14' max (8.59m max x 4.27m max)

Matching wall and base units, sink and drainer with mixer tap, space for a range cooker, integrated dishwasher, island, ceiling light point, spotlights, double glazed window to front, French doors to orangery, door to lounge, utility and hallway.

Utility

8' 1" x 5' 8" (2.46m x 1.73m)

With doors leading to ground floor wc, garage and rear garden.

Ground Floor Wc

Low flush wc, wall mounted wash hand basin, tiled walls, central heating radiator.

Lounge

19' 5" x 13' 3" (5.92m x 4.04m)

Two double glazed windows to side, central heating radiator, ceiling light points, fireplace, bar area French doors to dining area, door to entrance hall, door to dining room/sitting room.

Dining/ Sitting Area

20' 11" x 13' 4" (6.38m x 4.06m)

Double glazed windows, central heating radiator, spotlights, wall mounted fireplace, French doors to rear garden and lounge.

First Floor Landing

Doors to various rooms.

Bedroom One

22' 6" max x 20' 9" max (6.86m max x 6.32m max)

Double glazed windows, spotlights, central heating radiator, French doors to balcony, doors to walk-in wardrobe and en-suite shower room.

En-Suite Shower Room

Shower cubicle, low flush wc, wall mounted wash hand basin, tiled walls.

Bedroom Two

13' 6" x 10' 11" (4.11m x 3.33m)

Double glazed windows to front, fitted wardrobe, central heating radiator, ceiling light point.

Bedroom Three

11' 7" x 10' 10" (3.53m x 3.30m)

Double glazed windows to rear, fitted wardrobe, central heating radiator, ceiling light point, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, low flush wc, tiled walls, wash hand basin, double glazed window to side.

Bedroom Four

11' 4" max x 10' 1" max (3.45m max x 3.07m max)

Double glazed windows to front, central heating radiator, ceiling light point.

Family Bathroom

Corner bath tub, low flush wc, wash hand basin, tiled walls, two double glazed windows to side.

Orangery

23' 4" x 17' 9" (7.11m x 5.41m)

Paved flooring, seating area, access to barbecue cooking area.

Barbecue Area

16' x 10' 10" (4.88m x 3.30m)

Barbecue cooking area with brick built barbecue and pitched roof.

Outside Rear

Paving, lawn, outdoor pond, shrubbery and side gate.

Garage

16' 4" x 8' 7" (4.98m x 2.62m)

Double hinged garage doors.

Agents Note

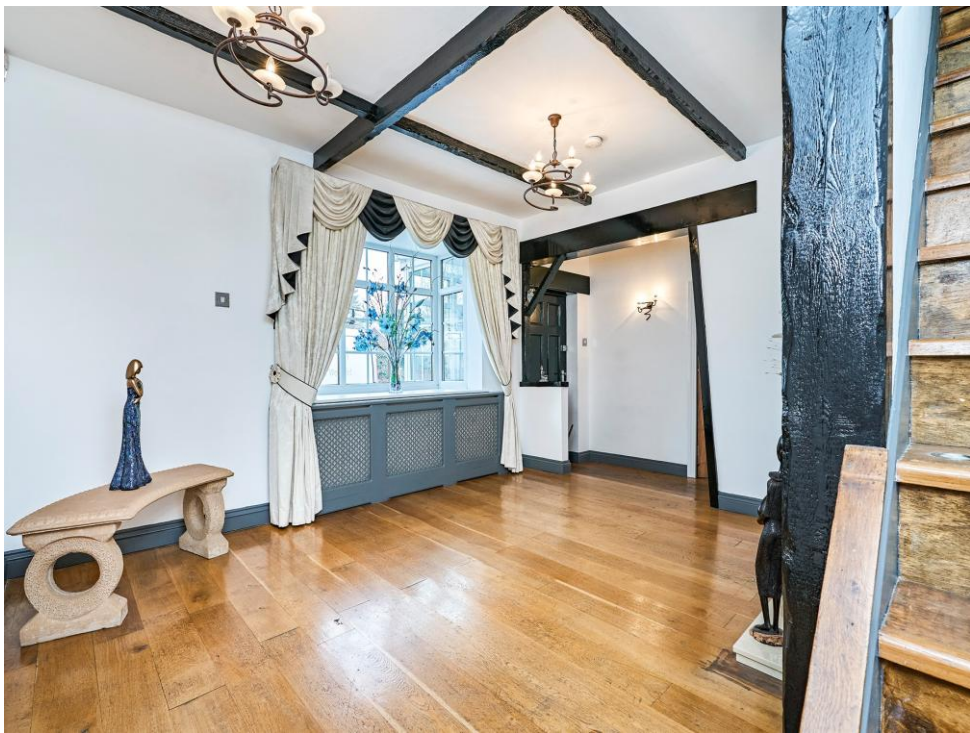
Connells Award Winning Estate Agents are offering for sale a plot of land situated in the ever desirable area of Lloyd Hill.

Externally the land has a right of way with driveway leading to the land which currently houses a number of detached outbuildings / garage / entertainment areas. Currently there is pleasant rear garden which has planning permission for a detached bungalow planning ref 24/0055/FUL.

Please note this is separate to the property being sold and could be included.

For further details please contact Connells Wolverhampton.









Total floor area 294.8 m² (3,173 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334942



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