



Orchard Cottage
Lower Penn WV4 4UX

peterjames
PROPERTY

Orchard Cottage

Tettenhall – 4.3 miles

Wolverhampton – 4.9 miles

(Distances are approximate)

An Immaculately Presented Four Bedroom Detached Barn Conversion situated on the outskirts of the Highly Desirable Area of Lower Penn Occupying a Substantial Plot with Exposed Original Features Throughout

Spacious Entrance Hall / Living Space
Generous Sized Lounge with Exposed Brick Fireplace and Original Oak Beams
Modern Kitchen with Integrated Oven, Grill, Electric Hob and Dishwasher
Downstairs W/C and Utility Area
Well-Proportioned Principle Bedroom with Ensuite Shower Room, Built-In Wardrobe and Exposed Oak Beams
Three Further Bedrooms
Stylish Family Bathroom with Separate Shower Enclosure and Free Standing Bath
Ample Parking on Driveway
Rear Patio Overlooking Magnificently Well Kept Mature Garden
Further Orchard Area to the Rear of the Garden Plot
Size Circa 0.37 Acres * No Onward Chain







Total Area: 126.2 m² ... 1358 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.