



26 Lloyd Hill,  
Stourbridge Road,  
Penn,  
WV4 5NE

nick tart

## Key Features

- Ample driveway
- X2 Downstairs WC
- Laundry room
- Living room with bar
- Spacious hallway and landings
- House bathroom + 2 En-suites
- Generous rear garden
- Covered BBQ area

## Contact Us

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## Ground Floor

Approached by a UPVC double glazed **entrance porch** that leads to ...

**Entrance hall** which has wood flooring, decorative beams, a feature fireplace, radiator, storage cupboard and doors too...

**Kitchen** which has a matching range of wall and base level units with work surface over, 1 ½ bowl sink unit, integrated dish washer, five ring Range Master oven with extractor fan over, breakfast island, an integrated fridge / freezer, decorative and supportive beams, inset spot lighting, radiator, tiled flooring and an archway leading too...

**Breakfast area** which has tiled flooring, supportive and decorative beams, inset spot lighting, wall hung gas heater, radiators, internal doors to the living room, UPVC double glazed patio doors leading outside and internal door to...

**Utility space** which has plumbing for washing machine, space for dryer with work surface over, radiator, wood flooring, WC, a sink unit with vanity unit under, fully tiled walls, UPVC double glazed windows with obscure glass to the side and rear and internal door leads to...

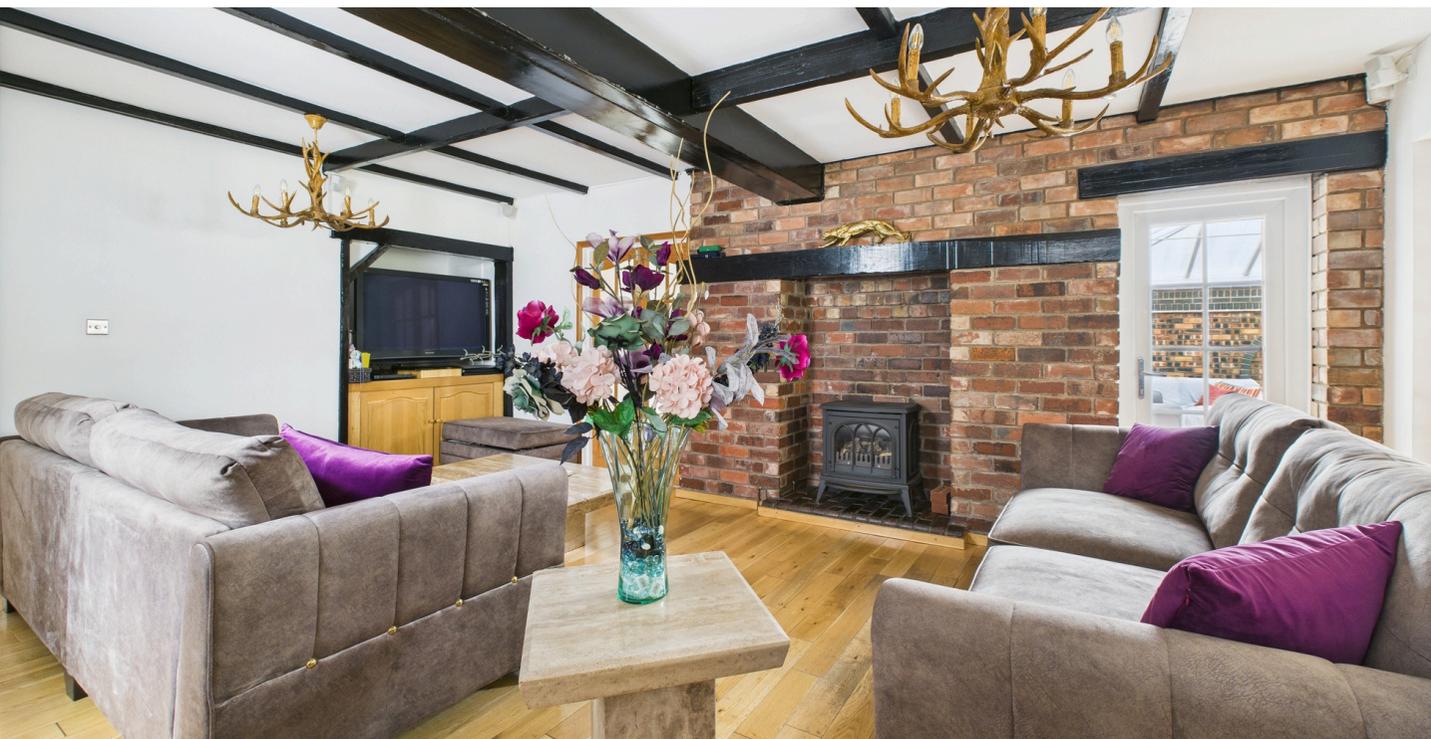


**Garage space** houses a gas boiler, a range of storage cupboards with work surface over, double doors to front and the benefit of light and power points.

**Living Room** which has a feature exposed brick fireplace with gas fire point, wood flooring, radiator x2, supportive and decorative beams, bar area, UPVC double glazed windows to the side, patio doors leading outside and internal doors leading too...

**Dining Area / Sitting Room** which has insect spot lighting, gas fire, supportive and decorative beams, wood flooring, radiator, UPVC double glazed windows to the rear and patio doors that lead to the side.

**Lounge / Snug** which has a UPVC window to the fore, wood effect flooring and a radiator but could also be used as a potential home office space.



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## First Floor

**Landing** which has inset spot lighting, wood effect flooring and doors too...

**Master bedroom** which offers a dressing area, built-in walk-in wardrobe, wood effect flooring, insect spot lighting, radiator, hatch to roof space, UPVC double glazed windows to the rear and side respectively whilst patio style doors lead onto a balcony that overlooks the garden.

**Master bedroom ensuite** which has wood effect flooring, a shower cubicle, WC, wall hung wash hand basin with mixer tap, fully tiled walls and a heated towel rail.

**House bathroom** which has a suite comprising of curved sunken jacuzzi bath, pedestal wash hand basin, WC, storage cupboard, inset spot lighting, tiled flooring, fully tiled walls, a hatch to roof space, radiator and UPVC double glazed windows with obscure glass to the side.

**Bedroom** which has a fitted wardrobe with matching drawers, wood effect flooring, radiator, UPVC double glazed windows to the fore.



**Bedroom** which has a built-in wardrobe with sliding mirror doors, wood effect flooring, radiator, insect spot lighting and UPVC double glazed windows to the fore.

**Bedroom** which has a fitted wardrobe with sliding mirror doors, wood effect flooring, radiator, insect spot lighting, a hatch to roof space and UPVC double glazed windows to the rear and internal door leading to...

**Ensuite bathroom** which has a shower cubicle, WC, pedestal wash hand basin, heated towel rail, fully tiled walls, tiled flooring, inset spot lighting and UPVC double glazed windows to the side

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## Outside

To the rear of the property is a large, covered patio and BBQ area thought ideal for entertaining, a generous lawn and gated access leading to the front.

### EPC: D64

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

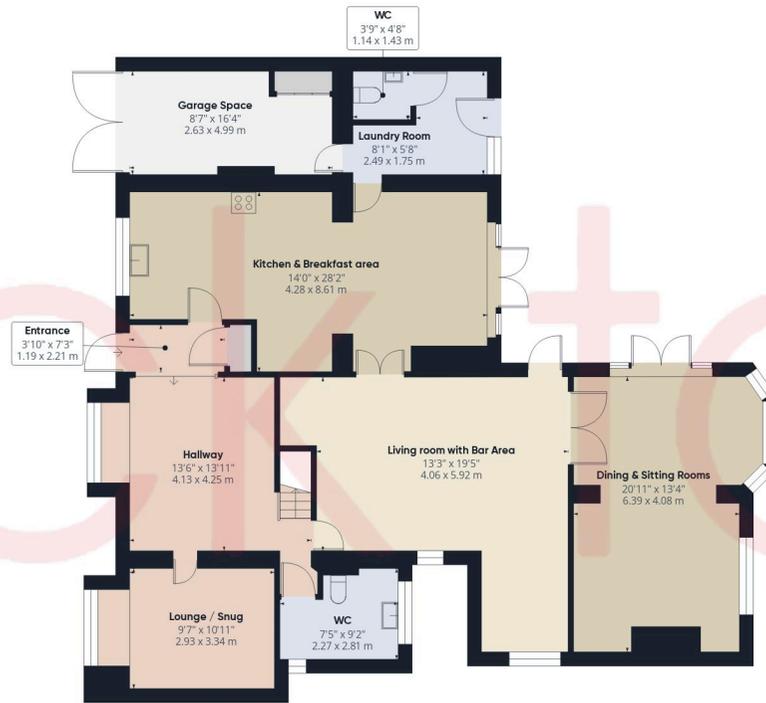
Council Tax – **Band F** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).



### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Ground Floor Building 1

Approximate total area<sup>(1)</sup>

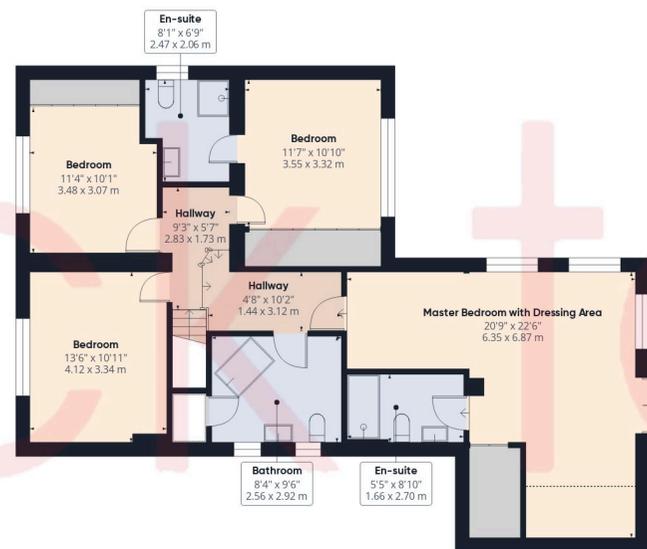
2648 ft<sup>2</sup>

246.1 m<sup>2</sup>

Reduced headroom

34 ft<sup>2</sup>

3.2 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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