



WOLVERHAMPTON ROAD, PENKRIDGE



Ground Floor

Entrance Hallway

Enter this impressive space via a timber/double glazed front door and having a coved ceiling with ceiling light point, a central heating radiator, parquet flooring, a carpeted, spindle stairway to the first floor, a double door storage cupboard and wooden doors opening to the lounge, the dining room, the kitchen/breakfast room and the study/bedroom five.

Lounge

15' 8" x 14' 10" (4.77m x 4.52m)

Having uPVC/double glazed windows to the rear aspect, wall lighting, a coved ceiling and a ceiling rose, a central heating radiator, a gas fire with a fireplace surround, a television aerial point, carpeted flooring and a built-in storage cupboard.

Dining Room

13' 1" x 13' 4" (3.98m x 4.06m)

Having a uPVC/double glazed bow window to the rear aspect, a coved ceiling with a ceiling light point, a central heating radiator, an electric, stove fire with a wooden fireplace surround and laminate flooring.

Study/Bedroom Five

13' 0" x 7' 4" (3.96m x 2.23m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, a wooden door opening to a storage cupboard and laminate flooring.

Kitchen/Breakfast Room

13' 1" x 17' 1" (3.98m x 5.20m)

Being fitted with a range of solid wood wall, base and drawer cabinets with laminate work surfaces and having a uPVC/double glazed window to the rear aspect, tiled flooring, a coved ceiling with ceiling spotlights, two central heating radiators, a one and a half bowl stainless steel sink with a drainer unit and a mixer tap fitted, a built-under, electric oven with a four-burner gas hob and a stainless steel, chimney style extraction unit over, space for a freestanding, upright fridge/freezer, tiled splashbacks, tiled flooring, a door opening to the utility and uPVC/double glazed French doors to the rear aspect opening to the garden.

Utility

Having base and wall cabinets with laminate work surfaces over, plumbing for a washing machine, space for a tumble dryer, a ceiling light point, tiled flooring, a wooden door opening to the guest WC, a uPVC/double glazed window to the rear aspect and a uPVC/double glazed door to the rear aspect opening to the garden.

Downstairs WC

Having an obscure uPVC/double glazed window to the side aspect, a WC, a wash hand basin with a tiled splashback and tiled flooring.

First Floor

Landing

Having two uPVC/double glazed windows to the front aspect, a coved ceiling with a ceiling light point, access to the loft space, carpeted flooring and wooden doors opening to the four bedrooms and the family bathroom.

Bedroom One

13' 1" x 13' 5" (3.98m x 4.09m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, decorative picture railing, carpeted flooring and built-in wardrobes.

Bedroom Two

17' 9" x 8' 10" (5.41m x 2.69m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and laminate flooring.

Bedroom Three

13' 1" x 8' 9" (3.98m x 2.66m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, wall lighting, a central heating radiator, carpeted flooring and fitted wardrobes with sliding mirror doors.

Bedroom Four

10' 0" x 8' 9" (3.05m x 2.66m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Family Bathroom

6' 9" x 9' 10" (2.06m x 2.99m)

Having an obscure uPVC/double glazed window to the rear aspect, ceiling spotlights, a central heating radiator, vinyl flooring, a WC, a wash hand basin, a bath, partly tiled walls and a separate shower cubicle with a thermostatic, waterfall shower installed.

Outside

Front

Enter via a low-level wrought iron gate onto a large gravel driveway suitable for parking multiple vehicles and having a privacy hedge, a lawn, storm porches over both the front entrance and the garage, various trees, shrubs and bushes, access to the garage and access to the rear of the property via a wrought iron side gate.

Garage

Having power, lighting, a window to the side aspect and an up and over door to the front aspect.

Rear

A large and private rear garden which is mainly lawn and has a patio dining area, security lighting, various trees, shrubs and bushes and access to the front of the property via a wrought iron side gate.













* A spacious and immaculately presented, four-bedroom family home located in a very desirable area *



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Council Tax Band: E

EPC Rating: Awaiting EPC

Tenure: Freehold

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