



Bartlams

Penn Ridge, Stourbridge Road, WV4 5NF

£765,000

A delightfully positioned four bedroom detached home located within a highly sought after Penn address occupying an elevated position setback just off the service road behind a generous driveway with an established front garden. Once inside this spectacular home you are greeted by spacious entrance hall benefitting a WC with wash hand basin. The dining room located just off the entrance hall benefitting a bay window letting in plenty of light, a feature fireplace with decorative brick surround and a staircase to the snooker room. The living room has a large bay window with french doors leading out to the garden and a feature fireplace creating a lovely family living area. At the end of the hallway brings you to the breakfast room and beautifully fitted kitchen with wall and base units along with a door leading to a separate utility room. The study, currently being used as a bedroom completes the ground floor as it provides an excellent place for multiple purposes such as a play room for children or an office space for working from home needs. Up the stairs takes you to an impressive landing providing entry to four bedrooms, a shower room and a family bathroom. The principal and third bedroom are positioned at the front of the property whilst the second and fourth are located to the rear. A shower room located adjacent to the principal bedroom creates the potential to be converted into an en-suite. The family bathroom is situated at the end of the landing, well suited for a family showcasing a corner shower, bath, WC and wash hand basin. To the front of the property is a large driveway offering parking for multiple vehicles accompanied by an established front garden, gated side access to the left and right of the property and an electrically operated double garage door. The rear garden will not disappoint, with a swimming pool, tennis court, large lawn and patio areas. Don't miss the opportunity to view this spectacular home! Call our local team now! We are advised by our client that this property is; Freehold, Council Tax band - G, EPC - D.

- **LARGE PRIVATE DRIVEWAY WITH DOUBLE GARAGE.**
- **SUBSTANTIAL PLOT INCLUDING SWIMMING POOL AND TENNIS COURT.**
- **SETBACK FAR FROM THE ROAD OCCUPYING AN ELEVATED POSITION.**
 - **FOUR RECEPTION ROOMS.**
 - **LOCAL AMENITIES NEARBY.**
- **IDEAL LOCATION FOR TRANSPORT INTO CITY CENTRE.**
 - **SOUGHT AFTER ADDRESS IN PENN.**
 - **FREEHOLD. COUNCIL TAX BAND - G. EPC - D**



Freehold
COUNCIL TAX BAND - G
EPC RATING - D

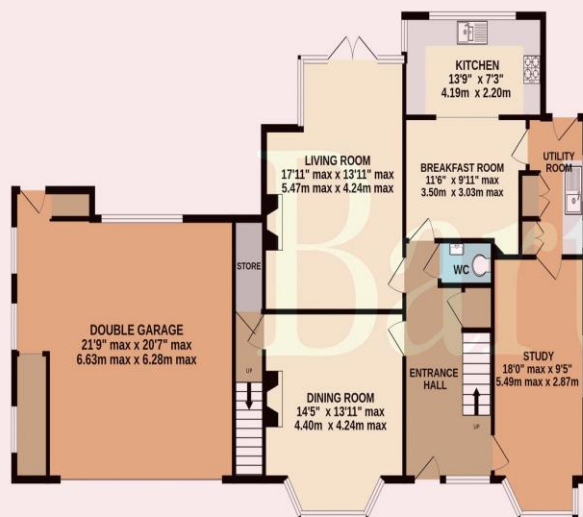
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DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

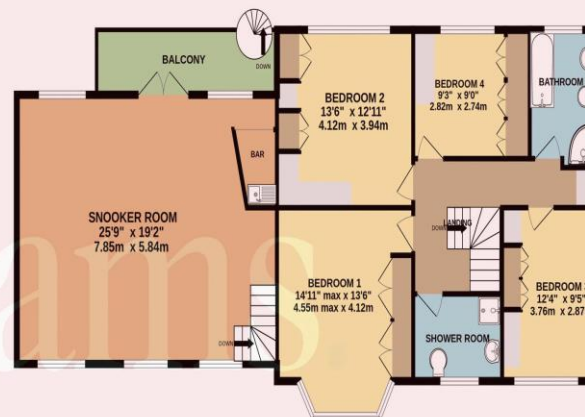
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GROUND FLOOR
1457 sq.ft. (135.4 sq.m.) approx.



1ST FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA : 2767 sq.ft. (257.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS
ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED:

DATE:

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