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Battlefield House
14 Battlefield Hill, Wombourne

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Battlefield House, 14 Battlefield Hill, Wombourne WV5 0JJ

Battlefield House, dates back to circa 1897 and represents a rare opportunity to purchase a generous size late Victorian 4 Bedroom Detached Family Residence, retaining period character from yesteryear and offering tremendous potential to sympathetically improve/update and a chance to create a more personal forever Home.

This highly individual property has a part timber and gabled façade with turret style corner bay projection adding to the character together with original sash style windows, making for a distinctive appearance with great kerbside appeal and is further enhanced by a delightful mature Rear Garden adding to its overall charm.

Battlefield Hill is conveniently located in the popular South Staffordshire Village of Wombourne which provides a comprehensive range of local shopping and leisure facilities. Wider amenities are available in Wolverhampton City Centre, together with Dudley & Stourbridge Towns and the area is well served by Schools.

The property benefits from gas central heating and accommodation over 2 Floors comprising: Reception Hall, Drawing Room, Dining Room, Guest Cloakroom, Breakfast Kitchen, Utility Room, Gallery Landing, 4 Double Bedrooms (the principal Bedroom with En-Suite Shower Room) and House Bathroom. There is also extensive Cellarage (below the property with restricted head height in parts).

OVERALL, THIS IS AN OUTSTANDING – ONCE IN A GENERATION OPPORTUNITY – HOMES OF THIS CHARACTER & STATURE ARE HARD TO FIND – EARLY VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Recessed Entrance with mosaic tiled floor, coloured leaded feature front door, side and overhead screens, opening to the Reception Hall having stairs off to 1st Floor with spindle balustrade, ceiling cornice, Store (below stairs) and doors leading off.

The impressive Drawing Room has a mantel fireplace with hearth and open fire, bay window to front, rear bay with French doors to Garden, ceiling cornice and ceiling rose.

There is a separate Dining Room having tiled fireplace with hearth, ceiling cornice, ceiling rose, picture rail, walk-in turret style sash bay window and further side sash window.

The Guest Cloakroom also leads off the Hall, with wc, basin and tiled splashback and sash window.

A Breakfast Kitchen has a range of limed oak style wall and base cupboards, worktops, 2 bowl sink and mixer tap, tiled splashback, Stoves built-in oven, Stoves ceramic hob, Whirlpool integrated dishwasher, integrated fridge, double cupboard and top cupboard, sash window and table space.

A door leads off to the Utility Room having a stepped entrance from the Kitchen, part tiled walls, 2 bowl sink and mixer tap, wall cupboards, small paned glazed screen to Hall, window and external side door.







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On the 1st Floor, there is a split level Landing with spindle balustrade to stairs, small paned feature coloured window to front and panel doors leading off.

The Principal Bedroom has a range of wardrobes, mantel fireplace, walk-in Turret style sash bay window, additional side sash window and door to En-suite having a pampas coloured suite with step to raised shower cubicle having sliding screen door and Triton electric shower, basin with vanity cupboard below and tiled splash back, WC, sash window and door to Landing.

Bedroom 2 is a double size room with mantel fireplace, sash window and with decorative wall and ceiling mouldings.

Bedroom 3 is a double size room with sash window overlooking the Garden.

Bedroom 4 is another double size with sash window and loft access.

The House Bathroom includes a bath with tiled splashback, WC and basin with vanity cupboards, 2 sash windows, shaver point, airing cupboard with tank, electric towel rail and Dimplex electric fan heater.







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Outside there is an External Toilet, External Store with Vaillant gas central heating boiler, Workshop/Store. There are also extensive Cellars which run beneath the property providing additional storage space with restricted headroom.

The property is approached from Battlefield Hill and is accessed via double wrought iron gates leading to the gravel driveway which provides off road parking and giving access to the front entrance.

There are delightful mature garden areas having a large lawn to the rear with established planted borders and decorative hedgerows and trees and there is a timber summerhouse. Steps lead up from the lawn to a paved area behind the Drawing Room and there is a side gate giving access to the front drive and on the other side of the property a pathway with gate leading onto battlefield Hill.

Agents Note: There is a separate plot to the rear garden with coach house that is not included but available to purchase separately. This plot will have access from Battlefield Lane and the Vendors have submitted a Planning Application to retain the original coach house and construct a single storey extension covering an area approx.176sqm creating a 3/4 Bedroom dwelling. At the time of marketing, a decision on the proposed plan is still to be determined.

The Boundary of the Plot will be marked on site, so that a buyer will be aware of the extent of the Rear Garden included with Battlefield House which is still a generous size.

Tenure: Freehold

Council Tax Band: F

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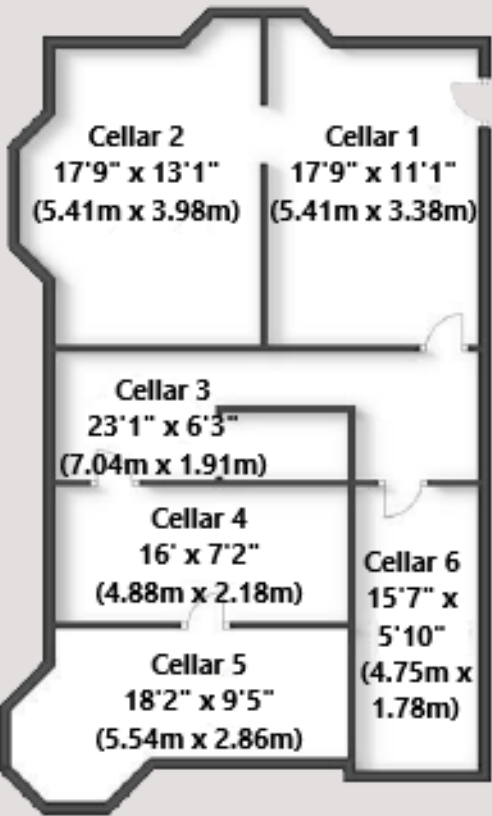




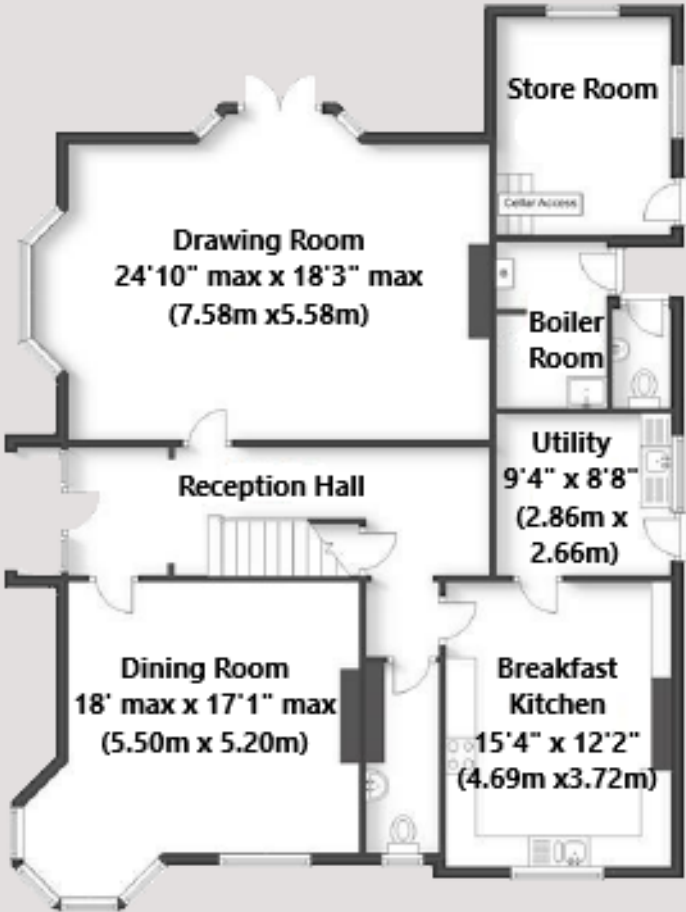
FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

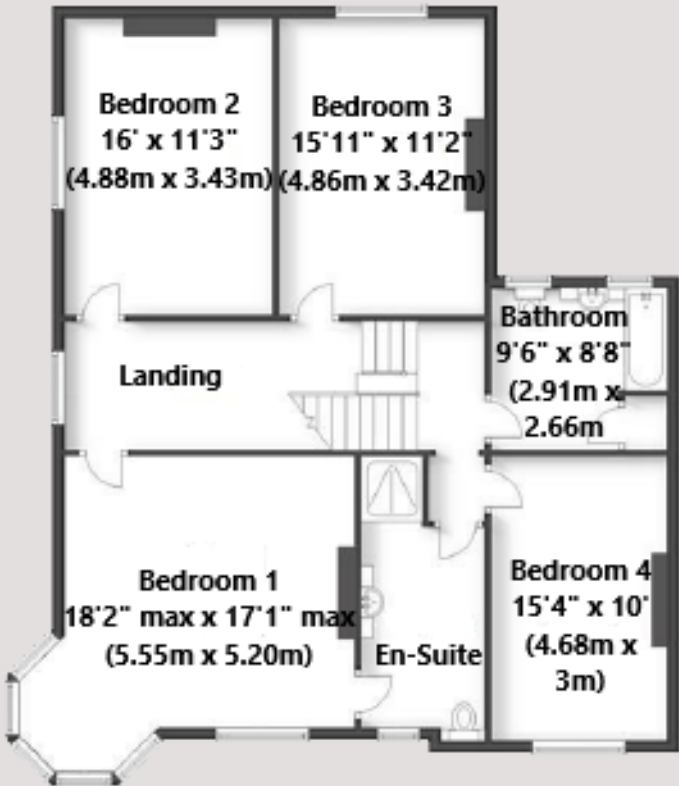
HOUSE: 231.9 SQ M - 2496 SQ FT
CELLARS: 84.4 SQ M - 909 SQ FT
TOTAL: 316.3 SQ M - 3405 SQ FT
Internal Floor Areas are approximate,
for general guidance only and not to
scale. Position and size of doors,
windows, appliances and other features
are approximate.



CELLARS



GROUND FLOOR



1ST FLOOR



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com www.leeshaw.com



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