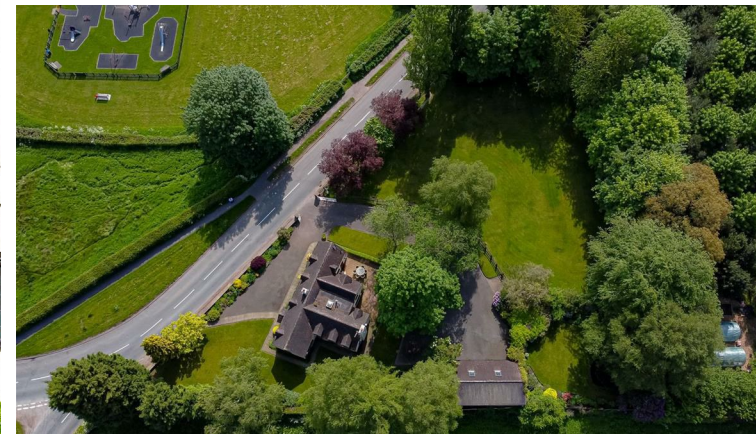




The Little Green, 2 Feiashill Road, Trysull, Wolverhampton, Staffordshire, WV5 7HN

BERRIMAN
EATON





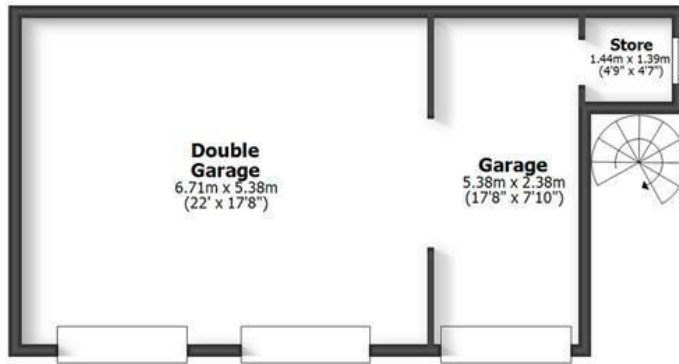
The Little Green, 2 Feiashill Road, Trysull, Wolverhampton, Staffordshire, WV5 7HN

A prime, centre village residence standing in just over 3/4 acre of gardens and paddock. This charming detached property occupies a generous plot, enjoying farmland aspects to the rear and the village park to the front. A detached three bay garage has a superb games room above with far reaching views and potential for other uses. Extensive parking.
(WOMBOURNE OFFICE) EPC: D

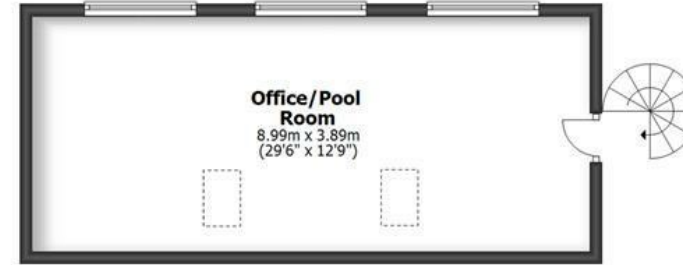
**2 FEIASHILL ROAD
TRYSULL**

HOUSE: 216.3sq.m. 2328sq.ft.
 GARAGE BLOCK: 86.5sq.m. 931sq.ft.
TOTAL: 302.8sq.m. 3259sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Garage Block



Ground Floor



First Floor

LOCATION

This picturesque village in the County of South Staffordshire lies around 5 miles to the South West of Wolverhampton City, offering easy commuting to the West Midlands Conurbation. Trysull has its own Village Green, Church, Village Hall, excellent Primary School and village pub, along with near-by countryside walks and bridle paths. Further amenities are available in the neighbouring villages of Wombourne and Swindon.

DESCRIPTION

Standing in a total plot of just over three quarters of an acre, The Little Green is a charming detached house with a delightful four dormered front elevation, of much character and distinction, which occupies a prime position overlooking Trysull Village Hall with open fields across the Staffordshire Countryside to the rear. Enjoying its own manicured grounds with an extensive private drive and a detached three bay garage with leisure room above. There is a private patio area, formal gardens and a side paddock. Internally there is a fine choice of living spaces with three beautifully positioned reception rooms, a large reception hall with a Coalbrookdale range set into a charming inglenook, a dining kitchen of exception quality with a separate utility and guest cloakroom. Upstairs there are four bedrooms, with each room enjoying a different vista, en-suite bathroom and a modern refitted wetroom.

ACCOMMODATION

There is a wooden tile hung ENTRANCE PORCH giving access through a wooden decorative stained glass door into the DINING HALL having an Inglenook fireplace with Coalbrookdale and downlight. The downstairs CLOAKROOM has a vanity wash hand basin, low level W.C., chrome heated ladder towel rail, wall and floor tiling and down lights. The staircase rises to the first floor landing, storage cupboards, two radiators and a door into the DINING ROOM which has double glazed leaded windows to the front and rear elevations, two radiators, wall light points and decorative beam. The LIVING ROOM has a large marble feature fireplace with inset coal effect gas fire, radiator, decorative coving, wall mouldings, fitted shelving, beam, wall light points, walk-in understairs storage with fitted shelving, windows to three elevations and double glazed French doors. The KITCHEN/DINING ROOM is fitted with a range of high quality wall and base units with complementary granite work surfaces, inset 1½ bowl sink unit with stainless steel mixer tap, two double glazed leaded windows to the front elevation, space for a large Range style oven with fitted extractor over, integrated Bosch microwave, integrated fridge and Hotpoint dishwasher. There is a central island, fitted seat with dining area, wiring for a wall mounted T.V., decorative coving, radiator, tiled floor, double glazed window to the rear elevation and a wooden door to the garden. There is a fitted pantry with shelving and a door to the UTILITY ROOM which is fitted with a range of wall and base units with complementary work surfaces, space and plumbing for washing machine, tumble dryer, fridge, wine cooler and a wall mounted central heating boiler. Radiator and tiled floor. The SNUG has a marble feature fireplace with inset coal effect gas fire, wall light points, radiator, decorative coving and double glazed leaded windows to the rear and side elevations.

The staircase rises to the first floor LANDING with wooden balustrades and gives access onto a large mezzanine landing with vaulted ceiling and brick feature fireplace. Double glazed leaded window to the front elevation, wooden balustrades, beams, radiator and wall light points. The PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes, window seat, drawers, dressing table and bedside tables, beams, radiator and double glazed windows to the front and rear elevations. The EN-SUITE is fitted with a white suite comprising bath, walk-in shower cubicle, low level W.C., pedestal wash hand basin, tiled floor and part tiled walls, radiator and double glazed opaque leaded windows to the side elevation. BEDROOM 2 has a range of fitted bedroom furniture including wardrobes, drawers, window seat and bedside tables, two radiators and double glazed leaded windows to three elevations. The SHOWER ROOM has a walk-in double cubicle with waterfall head, heated ladder towel rail, wash hand basin with vanity incorporating the low level W.C. Skylight, spot lights, wall and floor tiling and an Airing Cupboard with fitted shelving. BEDROOM THREE has a range of fitted bedroom furniture including wardrobes with part mirrored doors, dressing table, window seat and desk. Wall light points, radiator and double glazed leaded windows to the rear and side elevations. BEDROOM FOUR has a radiator and double glazed leaded windows to the front and side elevations.

OUTSIDE

There is a gated access leading to a large sweeping driveway up to a detached three car GARAGE and adjacent tool room. An external spiral staircase gives access to the leisure room above. There are formal, private gardens and a gated paddock to the side. A large block paved patio enjoys a sunny aspect with an array of well planted borders and established trees. The property occupies a prime position and overlooks Trysull park.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND G – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Offers Around £895,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Worcestershire Office
01562 546969
worcestershire@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

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