



Battlefield House, 14 Battlefield Hill, Wombourne, Wolverhampton, WV5 0JJ

BERRIMAN
EATON

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Battlefield House is a uniquely appointed, elegant property, circa 1897, with an architecturally distinctive, part timbered and gabled façade with an attractive corner turret detail. The detached family home with many period features hasn't been brought to market for nearly 60 years. It stands in its own grounds with ample parking and a breathtaking mature garden with a detached coach house. Although now lapsed, planning permission was granted many years ago for two detached dwellings with separate access onto Battlefield Lane.

(WOMBOURNE OFFICE)
EPC: E

LOCATION

Battlefield House occupies a charming position within Battlefield Hill on the fringes of the popular South Staffordshire village of Wombourne which provides a comprehensive range of local, everyday shopping and leisure facilities.

There is convenient travelling to many large business centres with Wolverhampton City Centre, Dudley, Stourbridge and Birmingham all being within convenient reach. The M5 and M6 Motorways facilitate travel to the entire industrial West Midlands and beyond and national rail services run from Wolverhampton Station (London Euston approximately 100 minutes).

The house stands in lovely, secluded grounds and is an ideal family residence with the area being well served by schooling in both sectors with the Wolverhampton Grammar School, Wolverhampton Girls High School, Tettenhall College and the Royal Wolverhampton School all being worthy of note.

DESCRIPTION

Battlefield House is a uniquely appointed, elegant property, circa 1897, with an architecturally distinctive, part timbered and gabled façade with an attractive corner turret detail. The detached family home with many period features hasn't been brought to market for nearly 60 years. It stands in its own grounds with ample parking and a breathtaking mature garden with a detached coach house. Although now lapsed, planning permission was granted many years ago for two detached dwellings with separate access onto Battlefield Lane. The house may benefit from some updating but the internal accommodation briefly comprises drawing room, dining room, kitchen and separate utility, cloakroom/wc, gardener's toilet and boiler room to the ground floor. To the first floor there are four impressive bedrooms, an en-suite shower room and a family bathroom.

ACCOMMODATION

An open PORCH with wiring for a light and a mosaic tiled floor leads into the ENTRANCE HALLWAY via a wooden door with stained glass panels and matching side and top windows. There is an ornate radiator, understairs storage cupboard and the staircase rising to the first floor LANDING. The DRAWING ROOM has a decorative wooden feature open fireplace and marble hearth, radiators, wall light points, decorative coving and ceiling cornice. There are French doors leading out to a balcony overlooking the rear garden and a bay window to the front elevation. The downstairs CLOAKROOM has a low level W.C., wash hand basin, part panelling to the walls and a single glazed part opaque sash window to the rear elevation. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset double drainer sink unit with mixer tap. There is an integrated Stoves double oven with ceramic hob and extractor hood over, integrated dishwasher, sash windows to the side elevation and a door into the utility. The UTILITY has a double drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer and part tiled walls. The BOILER ROOM has the central heating boiler and a wash hand basin. The GARDENER'S TOILET has a low level W.C. and a wash hand basin. The DINING ROOM has a tiled feature fireplace, picture rail, decorative coving, wall light points, a walk-in 'turret style' bay window with sash windows to three elevations and further sash windows to the side elevation.

The staircase rises to the first floor LANDING with a large feature window. The PRINCIPAL BEDROOM has fitted wardrobes, an Adam style feature fireplace, radiator, coved ceiling, a walk-in 'turret style' bay with sash windows and additional sash window to the side elevation. The EN-SUITE SHOWER ROOM has a walk-in shower cubicle, wash hand basin in vanity unit with tiled splashbacks, low level W.C. storage cupboard, radiator and a door back onto the landing. BEDROOM TWO has a Coalbrookdale fireplace, sash windows to the front elevation, decorative wall and ceiling mouldings, coved ceiling and radiator. BEDROOM THREE has sash windows overlooking the rear garden, a radiator and coved ceiling. BEDROOM FOUR has a radiator, picture rail, coved ceiling, loft access and sash windows to the side elevation. The FAMILY BATHROOM is fitted with a coloured suite and comprises a bath, vanity wash hand basin and low level W.C., chrome heated towel rail, storage cupboard housing the hot water cylinder, coved ceiling, part tiled walls and two part opaque sash windows.

OUTSIDE

The property is accessed via double wrought iron gates leading to a gravelled parking area and a pathway leading to the entrance. The gravelled driveway leads to a separate access from Battlefield Lane via wooden gates. The COACH HOUSE has double opening doors, and an attached GREENHOUSE.

The large lawn area has a vast array of well established planted borders and decorative hedgerows and trees. There is a timber SUMMERHOUSE. Steps lead up to the balcony area and drawing room. A slabbed pathway leads to the side of the property and gives access to a large STORE ROOM and the cellars. The extensive CELLARS beneath the property can be utilised for storage.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND F – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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Offers Around
£725,000

EPC: E

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.



BATTLEFIELD HOUSE
14 BATTLEFIELD HILL, WOMBOURNE

HOUSE: 231.9sq.m. 2496sq.ft.
CELLARS: 84.4sq.m. 909sq.ft.
COACH HOUSE: 21.7sq.m. 233sq.ft.
TOTAL: 338sq.m. 3638sq.ft.

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



