



Ravenscroft, Bell Road, Trysull, Wolverhampton, WV5 7JB

**BERRIMAN**  
**EATON**



# Ravenscroft, Bell Road, Trysull, Wolverhampton, WV5 7JB

Ravenscroft is an immaculately presented detached family home which has recently undergone a large scale refurbishment project, that has been completed to a very high standard, and now boasts large and airy, modern living spaces. The property benefits from underfloor heating to the ground floor, centrally heated radiators to the first floor, double glazing, new Kardean flooring and new carpets throughout. There is no upward chain. There is also further potential to maximise on the extensive loft space with a view to adding further bedrooms and bathroom, subject to gaining the necessary permissions.

## LOCATION

This historic, picturesque village of Trysull, in the County of South Staffordshire, lies around 5 miles to the South West of Wolverhampton City. Trysull has its own Village Green, Church, Village Hall, excellent Primary School, Village Pub and playing fields. Additionally, there are numerous bridleways and public footpaths, including the nearby Staffordshire and Worcestershire Canal and Railway Walk, for walkers and riding enthusiasts. Around a mile away is the village of Wombourne with further amenities, secondary schooling and leisure centre.

## DESCRIPTION

Ravenscroft is an immaculately presented detached family home which has recently undergone a large scale refurbishment project, that has been completed to a very high standard, and now boasts large and airy, modern living spaces, complete with a beautiful kitchen with dining area forming a large family room with bi-folding doors to the patio, lobby/play area, separate utility room, sitting room/home office, large living room and cloakroom to the ground floor. To the first floor the four bedrooms are generously proportioned with an en-suite and dressing room to the principal bedroom, en-suite to the second bedroom and a modern family bathroom. The property benefits from underfloor heating to the ground floor, centrally heated radiators to the first floor, double glazing, new Kardean flooring and new carpets throughout. There is no upward chain. There is also further potential to maximise on the extensive loft space with a view to adding further bedrooms and bathroom, subject to gaining the necessary permissions.

## ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a wooden door with opaque leaded inserts and matching side panels and has Kardean flooring with underfloor heating. There is a Cloaks Cupboard housing the controls for the under floor heating and the staircase rising to the first floor landing. The LIVING ROOM has a traditional brick fireplace and chimney with a polished oak beam and an inset multi-fuel, cast iron stove. Wall light points, wiring for a wall mounted T.V., underfloor heating and a double glazed window to the front elevation and two sets of oak bi-folding doors opening into the KITCHEN/DINING/FAMILY ROOM. The FAMILY AREA has aluminium, bi-folding doors leading to the garden and Kardean flooring with underfloor heating throughout. The KITCHEN AREA is fitted with an extensive range of high quality full height, wall and base units, including central island and breakfast bar, with quartz worksurfaces, inset single drainer sink with mixer tap and tiled splashback. There is a new large Range style oven with fitted extractor over, new integrated dishwasher, new integrated fridge and area for "American Style" fridge/freezer. Large larder style pantry unit, spotlights, Kardean flooring with underfloor heating, three Velux windows and a double glazed window to the rear elevation. The LOBBY has Kardean flooring, with underfloor heating, spotlights, a double glazed window to the side elevation and oak doors into the PANTRY, UTILITY and downstairs CLOAKROOM which has a vanity wash hand basin with tiled splashback and incorporating the low flush W.C. Radiator, tiled floor and double glazed window to the side elevation. The UTILITY has a range of wall and base units with complementary work surfaces, space for washing machine, inset 1½ bowl stainless steel sink unit with mixer tap and tiled splashback. Kardean flooring, radiator, spotlights, double glazed door to the garden and double glazed windows to the rear and side elevations.

The staircase, with glass balustrade and oak handrail, rises to the first floor LANDING with a radiator. Loft access via a large pull-down ladder. The loft has skylights and the height and potential to be converted (subject to necessary consents). The FAMILY BATHROOM is fitted with a contemporary white suite and comprises a double walk-in shower with multi-head shower, a free standing claw-foot roll edge bath with vintage shower attachment and a Belfast style sink in vanity unit incorporating the low level W.C. Part tiling to the walls, tiled floor, spotlights, chrome heated ladder towel rail and a double glazed opaque window to the rear elevation. The large PRINCIPAL BEDROOM has a radiator, additional loft access with pull down ladder, wiring for wall mounted T.V., oak door to the dressing room and a double glazed window to the rear elevation. The DRESSING ROOM has a range of fitted wardrobes, radiator, mirror, spotlights and access into the EN-SUITE with a double walk-in shower with multi-headed shower, Belfast style sink in vanity unit incorporating the low level W.C. Chrome heated ladder towel rail, spotlights, part tiled walls, tiled floor and a double glazed opaque window to the side elevation. BEDROOM TWO has two radiators, wall light points, wiring for wall mounted T.V. and two double glazed windows to the front elevation. The EN-SUITE SHOWER ROOM to bedroom two has a walk-in shower cubicle with multi-head shower, vanity wash hand basin and low level W.C. Chrome heated ladder towel rail, part tiled walls, tiled floor, spotlights and a double glazed opaque window to the front elevation. BEDROOM THREE has a radiator, wall light points, wiring for wall mounted T.V. and a double glazed window to the front elevation. BEDROOM FOUR has a radiator, wiring for a wall mounted T.V. and a double glazed window to the rear elevation.

## OUTSIDE

The property is enclosed by a low dwarf red brick wall and has a block paved driveway in a herringbone style and provides off road parking for multiple vehicles and gives access to the GARAGE which has an electronic elevating door, outside tap, strip lighting, the wall mounted central heating boiler and a double glazed door to the side. On both sides of the property there is a gated access to the rear garden via paths that lead to a large, full width grey stone paved patio area with steps down to the lawn garden that is bordered by a low red brick dwarf wall. There are raised planted railway sleeper borders and fencing to the boundary.

## 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.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

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### Wombourne Office

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**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.

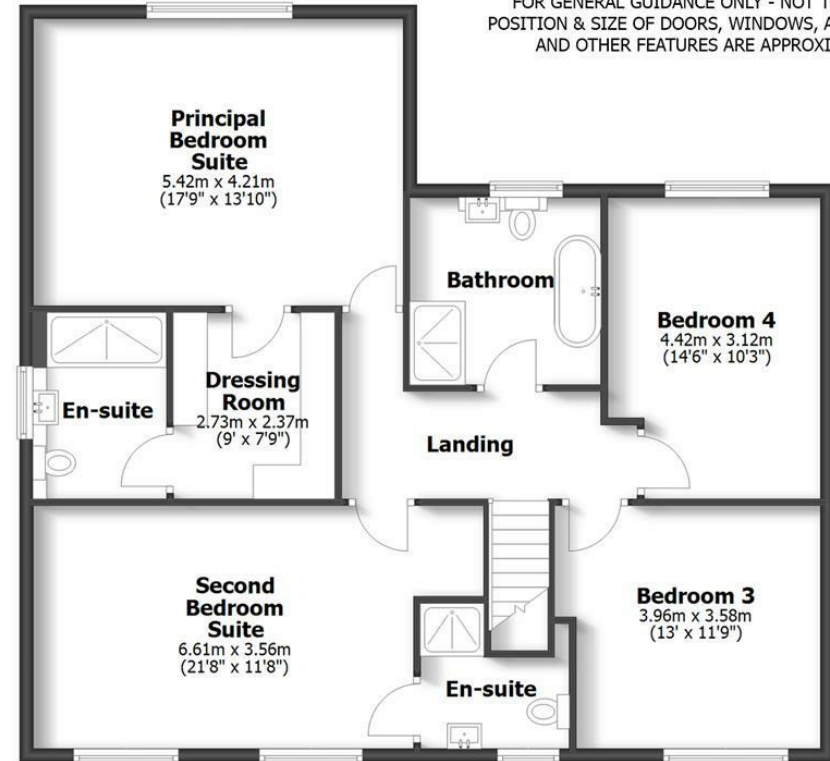
**RAVENSCROFT**  
**BELL ROAD, TRYSULL**

HOUSE: 226.2sq.m. 2435sq.ft.  
 GARAGE: 15sq.m. 161sq.ft.  
**TOTAL: 241.2sq.m. 2596sq.ft.**

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



**Ground Floor**



**First Floor**











