



POOL HALL

LOWER PENN | SOUTH STAFFORDSHIRE





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An architect owned Georgian residence in a rural conservation area with over 4,700 square feet of accommodation, walled gardens, a paddock and a total area of approximately 2.4 acres

Tettenhall - 2.5 miles, Wolverhampton City Centre - 4 miles, Stourbridge - 10 miles, Dudley - 10 miles, Birmingham - 19 miles
(distances approximate)



LOCATION

Pool Hall stands amidst beautiful rolling South Staffordshire countryside in a picturesque setting alongside the Staffordshire and Worcestershire Canal. The house is approached over a long, tarmac bridle path drive leading from Radford Lane in one of the most exclusive and sought after settings within the Wolverhampton conurbation.

Local facilities are readily available within the nearby village centre of Tettenhall with its comprehensive range of local shops including the renowned delicatessen Robinsons, together with several charming coffee houses, chemist, supermarket, florists, post office and bank. The extensive provisions of Wolverhampton City Centre are within convenient travelling distance and the area is particularly well served by schooling in both sectors with Tettenhall College, the Wolverhampton Grammar School and the Wolverhampton Girls High School being worthy of note.

The motorway infrastructure is readily accessible via the M5, M6 and M6 Toll facilitating travel to the entire industrial West Midlands and national rail services run from Wolverhampton station (London Euston approx 1 hour 50 minutes).



DESCRIPTION

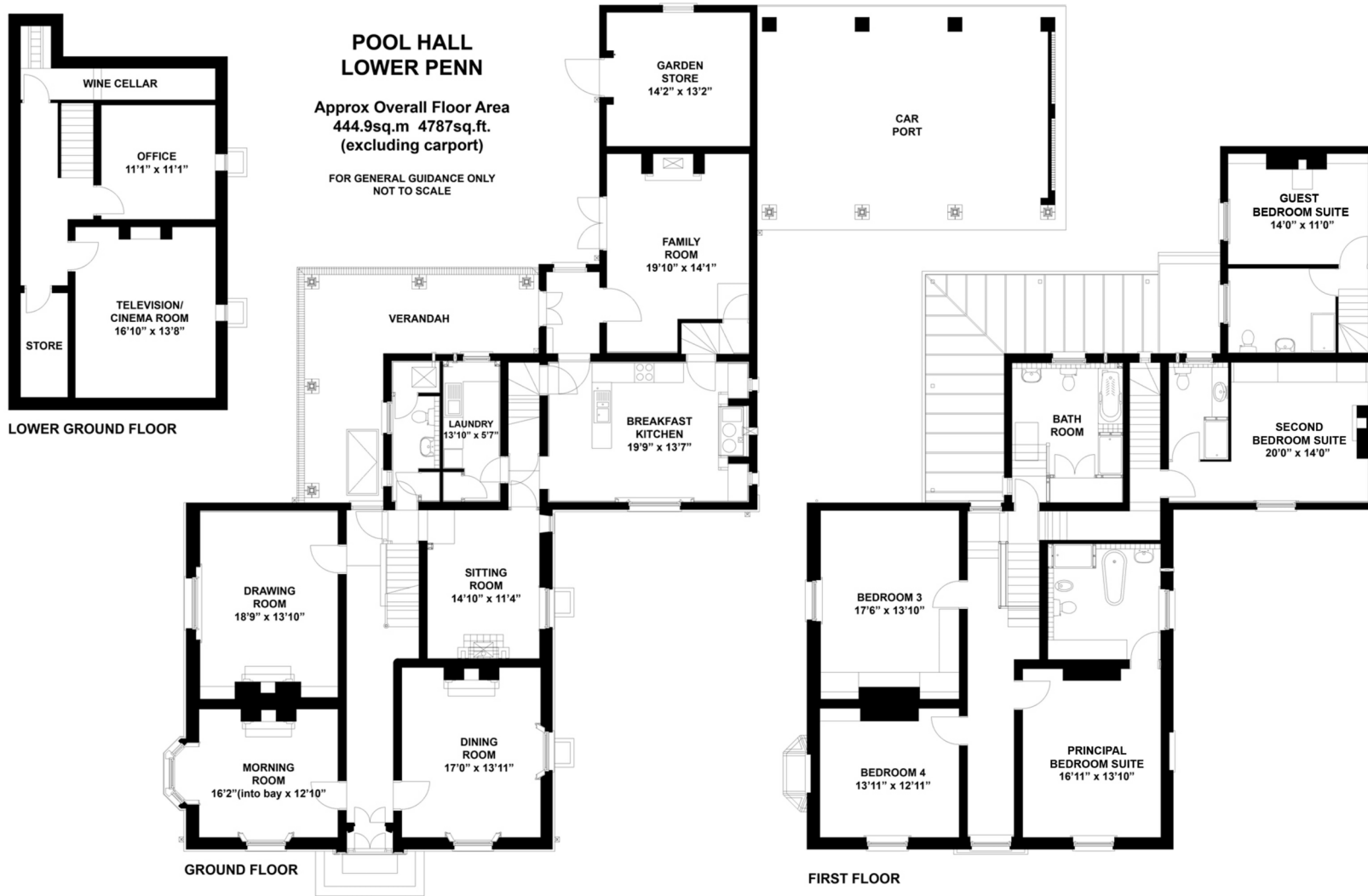
Pool Hall is unquestionably one of the finest period residences within the area and, indeed, it is unusual to find such a prestigious house within a location so convenient for Wolverhampton City Centre.

The house was purchased by the current sellers in 1999 and underwent a comprehensive scheme of refurbishment at that time as the house was all but derelict. It has recently been comprehensively refurbished again. Pool Hall is now finished to a superb standard with modern appointments sitting well with many period features including sash windows, many of which have working shutters.

Pool Hall benefits from a fine blend of formal reception rooms and informal living spaces together with extensive sleeping provision with flexibility of use.

The property boasts an elegant Georgian principal front elevation of three bays with a porch with an imposing portico surround. The majority of the elevations are of brick, with rendering to part, beneath a pitched and hipped slate clad roof.





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ACCOMMODATION

The PORCH has panelled double entrance doors, stone surround and portico and part glazed front doors into the HALL with original slate and limestone flooring and a tall sash window opening into the ornate Trafalgar verandah. The DRAWING ROOM has a fine black marble fireplace and oak flooring. The DINING ROOM has a white marble fireplace and the MORNING ROOM has a scrolled, stone fireplace. An inner hall leads to a CLOAKROOM and there is a cosy SITTING ROOM with a solid fuel burning cast iron stove and slate hearth, the room benefitting from slate flooring throughout.

There is a large BREAKFAST KITCHEN with a comprehensive range of units and a four-oven Aga together with further cooker and hob, integrated dishwasher and integrated fridge. The rear hall has blue brick paviour flooring together with doors to the courtyard and a further door to the FAMILY ROOM with a solid fuel burning cast iron stove with stone surround and painted chimneybreast, blue brick paviour flooring and French doors to the courtyard. Also leading from the kitchen is a pantry and a LAUNDRY.

A door from the inner lobby leads down to the lower ground floor accommodation with a barrel-vaulted OFFICE with window and convection heater, a barrel-vaulted TELEVISION / CINEMA ROOM with window and convection heater and there is also a walk-in storeroom and a small wine cellar.

The principal staircase rises to the first floor part-galleried landing with a charming through aspect and small reading area. The PRINCIPAL BEDROOM SUITE has a light and airy aspect and a well appointed bathroom ensuite with which has been refurbished to include a free standing slipper bath and separate fully tiled double shower together with two built-in double wardrobes. The SECOND BEDROOM SUITE has a large double bedroom with cast iron fireplace with white painted surround, a range of built-in wardrobes and an ensuite shower room and there are a FURTHER TWO DOUBLE BEDROOMS, one with an extensive range of wardrobes, a superb HOUSE BATHROOM with a full suite including a panelled bath and double shower, part timber panelled walls, wooden flooring and a linen cupboard. A secondary staircase leads back down to the kitchen with a third staircase, also accessed via the kitchen, leads to the independent GUEST BEDROOM SUITE with a double bedroom with decorative cast iron fireplace with white painted surround and a recently refitted ensuite shower room with a stylish suite.

OUTSIDE

Pool Hall stands behind a fine frontage with low built brick wall with original wrought iron railings above and wrought iron double entrance gates opening onto the sweeping gravelled driveway with surrounding lawns. The driveway continues around the side of the house to a large slate tiled three-bay car port and fuel store with ornate columns and decorative wrought iron corner pieces. The frontage is predominantly walled within an inset ledged and braced latch door leading to the formal gardens with slate chipped beds and path winding between the beautifully shaped lawns with a wide variety of planting and a charming chipped slate rear terrace and rockery garden. Beyond the formal garden is a part post and rail fenced and part brick walled orchard with mulberry, apple, pear, plum, damson and cherry trees and there is also a triangular paddock of approx. 1.7 acres with a wide frontage to the canal and a field shelter with electricity supply.

The grounds and gardens form a stunning backdrop and setting for such a magnificent house of this nature with a lovely courtyard providing a wonderful external entertaining area with a recently relaid terrace, large glazed Trafalgar verandah with ornate columns with decorative wrought iron corner pieces providing a covered area and an ornamental raised water feature with old cast iron pump. There is a useful garden store with shelving and electricity supply.

There is a total area of approx. 2.4 acres.



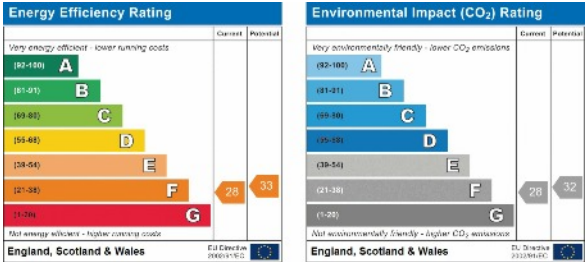
SERVICES

We are informed by the Vendors that mains water and electricity services are installed, the central heating is oil fired and the drainage is to a septic tank.

COUNCIL TAX Band: E. South Staffordshire Council.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.



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.





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