



Hillside, Pattingham Road, Perton Ridge, Wolverhampton, WV6 7HD

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An unusual opportunity afforded by a semi-derelict house standing within grounds of approximately 1.5 acres in total on Perton Ridge with the benefit of planning permission for the demolition of the existing residence and the construction of two detached houses and with equal potential for the creation of one truly stunning home (STPP).

LOCATION

Perton Ridge is one of the most sought after addresses within the region and provides a wonderful, semi-rural setting which is within easy reach of several local business centres. The house is conveniently situated for easy access to a wide range of local everyday amenities and facilities in both Pattingham and Tettenhall village centres whilst there is easy access to Wolverhampton City Centre. Motor communications are excellent with the M5, M6, M6 Toll and M54 facilitating travel to Birmingham, Telford and the entire industrial West Midlands whilst national rail services run from Wolverhampton station (London Euston from approximately 100 minutes).

The area is well served by schooling in both sectors with numerous, highly regarded schools being nearby including Birchfield Preparatory School in Albrighton, St Dominics Grammar School in Brewood, Tettenhall College, Wolverhampton Grammar School and the Wolverhampton Girls' High School. There is also an excellent primary school in the centre of Pattingham.

DESCRIPTION

Hillside is a detached, two storey residence which has lain empty and unoccupied for many years. The property provides three bedroom and three reception room accommodation but is currently in a semi-derelict state of repair.

The property stands in a large plot of approximately 1.5 acres and presents an outstanding opportunity for the creation of a single, substantial house (subject to gaining all of the usual and necessary consents) and planning has already been passed for the demolition of Hillside and the construction of two detached houses. The two replacement dwellings for which planning currently exists are for one three bedroom two storey contemporary house of approximately 1,226 square feet gross internal area

and for one four bedroom, two storey contemporary house of approximately 1,314 square feet gross internal area.

Planning permission was granted by South Staffordshire Council for the Demolition of the existing house and the construction of two detached dwellings along with associated site works, landscaping, access and parking.

Application number 20/00374/FUL

Date: 4th December 2020

SERVICES

It is believed that mains water and electricity are connected and that a new private sewage treatment plant will need to be installed

COUNCIL TAX BAND G - South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office

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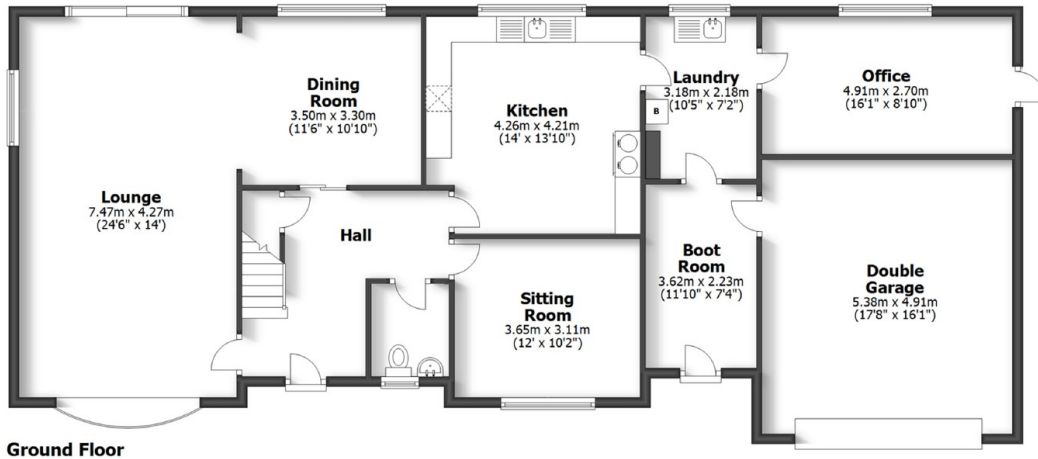
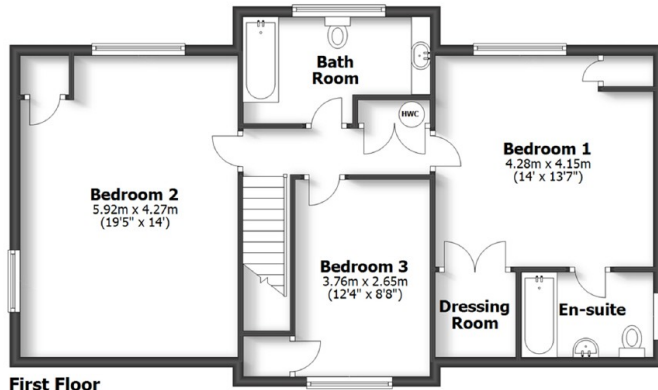
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£895,000

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.

HILLSIDE

PATTINGHAM ROAD, PERTON RIDGE



HOUSE: 196.4sq.m. 2114sq.ft.
 GARAGE: 26.4sq.m. 285sq.ft.
TOTAL: 222.8sq.m. 2399sq.ft.

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



Proposed plan house 1



Proposed Ground Floor Plan 1:100



Proposed First Floor Plan 1:100



Proposed Ground Floor Plan 1:100

Proposed plan house 2



Proposed First Floor Plan 1:100



Perspective View to landscape South Elevation

