



Pennygate, Paradise Lane, Slade Heath, Wolverhampton, WV10 7NZ

BERRIMAN
EATON

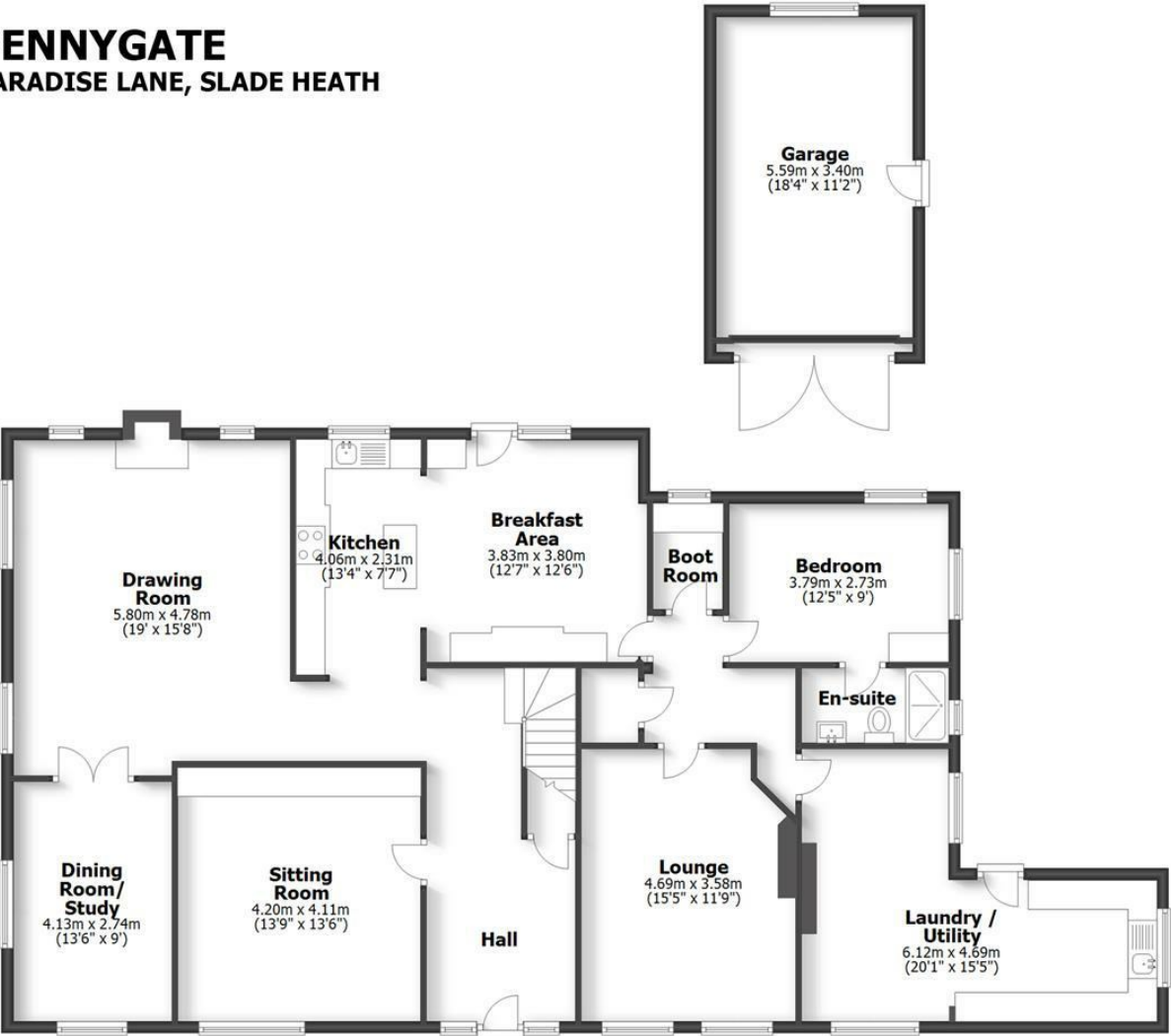




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A superbly presented and beautifully appointed detached cottage offering surprisingly spacious four reception/ four bedroom family accommodation in a very pleasant semi-rural location.

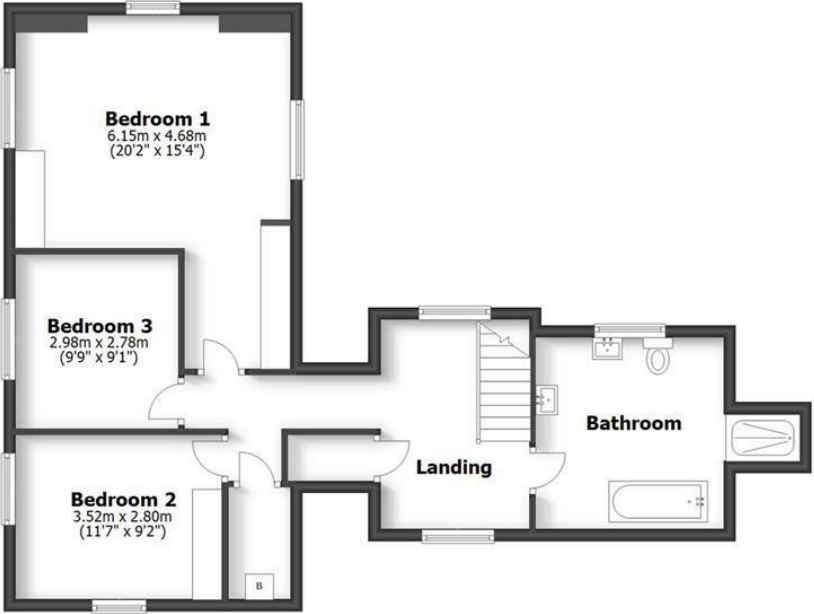
PENNYGATE
PARADISE LANE, SLADE HEATH



Ground Floor

HOUSE: 234.1sq.m. 2520sq.ft.
GARAGE: 19sq.m. 205sq.ft.
TOTAL: 253.1sq.m. 2725sq.ft.

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



First Floor

LOCATION

Paradise Lane runs off New Road which is the road leading from the Old Stafford Road close to The Three Hammers Golf Centre to Featherstone. Shopping facilities are available in Coven and Fordhouses. The centre of Wolverhampton, Penkridge and Stafford are easily accessible and there is convenient connection to Junction 2 of the M54. There is a wide range of schools in both sectors within convenient travelling distance.

DESCRIPTION

Pennygate has been much improved by the current owners over the years and offers generous accommodation in a quiet countryside location. Particularly spacious in layout and very versatile in configuration the property is ideally suited to family occupation with four reception rooms, large breakfast kitchen, impressive utility room, ground floor bedroom with ensuite shower room and three first floor bedrooms served by a large independent bathroom.

There is gas fired central heating, leaded double glazing, a garage, drive, beautiful gardens and open countryside views.

ACCOMMODATION

An oak framed open PORCH has a wooden door and windows opening into the HALL with polished wooden flooring, coving, part wall panelling and a useful understairs cloaks and storage cupboard. There is an open doorway into a large BREAKFAST KITCHEN with a range of wall and base units with marble working surfaces, coordinating centre island, under cupboard lighting, display cabinets, a five ring Bosch gas hob, double electric oven, integrated dishwasher, undermounted sink, windows and a stable style door to the rear, polished wooden flooring, integrated ceiling lighting and ceiling coving. A further open doorway leads into the DRAWING ROOM with windows to two elevations, a cast iron stove with wooden mantle over, ornate corning, polished wooden flooring and double doors into the DINING ROOM / STUDY with windows to the front, ceiling cornice and coved ceiling. The SITTING ROOM has windows to the front, beamed ceiling and a range of cupboards. A door from the breakfast kitchen opens into the INNER HALL with coved ceiling, integrated ceiling lighting and a large cloaks and storage cupboard. The LOUNGE has ceiling cornice and coving, wiring for wall lights, a coal effect gas fire in formal surround and windows to the front. There is a large LAUNDRY/UTILITY ROOM with integrated ceiling lighting throughout, coved ceiling, windows to two elevations and a door to the rear garden. There is a range of wall and base units with under cupboard lighting, integrated automatic washing machine, fridge and freezer, sink and drainer, part tiled walls and wood laminate flooring. There is a double size BEDROOM with windows to two elevations and an EN-SUITE SHOWER ROOM with a fully tiled shower cubicle, wash basin with vanity cupboards beneath, WC, tiled floor, integrated lighting and a window. Additionally there is a further LAUNDRY/BOOT ROOM with plumbing and space for a washing machine and tumble dryer.

A staircase with wooden balustrading rises to the first floor landing with a window to the front, integrated ceiling lighting, a large storage cupboard and a linen cupboard housing the boiler. BEDROOM ONE is a good size double bedroom with fitted wardrobes, windows to two elevations and integrated ceiling lighting. BEDROOM TWO is also a double room in size with integrated ceiling lighting, windows and wood laminate flooring. BEDROOM THREE is also a good size with integrated ceiling lighting and a window. The HOUSE BATHROOM has a standalone bath, a mosaic tiled shower cubicle, twin sinks with vanity drawers beneath, WC, part tiled walls, integrated ceiling lighting and far reaching countryside views.

OUTSIDE

Pennygate sits behind a gravelled front garden with mature shrubs to the borders and a gravelled DRIVEWAY leading to the GARAGE with electric light and power, courtesy door to the rear garden. Please note, the garage doors are not in use but could be reinstated.

The GARDEN is to the side and rear of the property with gravelled seating areas, an area of raised decking, shaped lawn, mature shrubs to the borders, a concealed bin area, a composting area, an area of hardstanding with a shed and gravelled path to the rear of the property with an area of decking with external lighting and a BAR with electric light and power far reaching countryside views.

SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND F – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Ultrafast is available

Mobile – Ofcom checker shows all four of the main provider have limited coverage indoor with likely coverage outdoor

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Offers Around £679,950

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.







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