



Broad Elms, Great Moor Road, Pattingham, Wolverhampton, WV6 7AU

BERRIMAN
EATON

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An attractive family home which provides extensive living accommodation over both ground and first floors in a much favoured residential address and with a large plot of a little over 0.8 acres in total

LOCATION

Broad Elms stands in an exclusive residential area within easy reach of the wide ranging local facilities available within the nearby village of Pattingham. The further amenities afforded by Albrighton, Codsall and Tettenhall village centres are within easy reach and there is convenient travelling to Wolverhampton City Centre.

Communications are excellent with the M6, M6 Toll and M54 motorways facilitating fast access to Birmingham and the entire industrial West Midlands and rail services running from both Codsall and Albrighton stations with direct connections to Birmingham. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

Broad Elms was bought by the current sellers in 2008 and, since that time, has been the subject of an extensive scheme of remodelling and refurbishment to create an outstanding family residence of much note and calibre.

The property has been well maintained over the years and benefits from well-appointed kitchen and bathroom suites, double glazing an oil fired central heating.

One of the principal attractions of the house is the superb plot within which it stands with a deep frontage and a superb rear garden with a total plot size of just over 0.8 acres.

ACCOMMODATION

An enclosed, double glazed tile hung PORCH has a front door opening into the stunning, galleried RECEPTION HALL which is a fine entrance to the property with oak flooring with oak and glazed doors opening into the principal living areas. The LOUNGE is a large, through room with Karndean flooring, a recessed inglenook fireplace with wood burning stove and bifold doors into an oak framed GARDEN ROOM with tiled flooring and delightful views over the gardens to the rear. There is a SITTING ROOM with Karndean flooring and French doors and windows to the garden and the focal point of the ground floor is the outstanding DINING KITCHEN. There are a comprehensive range of gloss black fronted wall and base mounted cupboards with granite working surfaces and a coordinating centre island, plinth lighting, an integrated dishwasher, an integrated microwave, a fridge freezer housing unit, space for a range cooker with extraction chimney above, ample space for dining with a large picture window overlooking the rear garden together with a door to the rear patio and Amtico flooring throughout. A door from the kitchen opens into a UTILITY / BOOT ROOM with wall and base mounted cupboards, a sink unit and a stable style side door. A door from the kitchen opens into an INNER CLOAKS LOBBY with a CLOAKROOM to one side with contemporary suite and a separate LAUNDRY with wall and base mounted cupboards and an oil fired central heating boiler. A door from the lobby opens into the GAMES ROOM which has been converted from the former garage with central heating and with the ability to be utilised for a variety of different purposes including a gym, games room, playroom or an office for those wishing to work from home. Beyond this room is a small STORE.

An oak staircase rises from the hall to the galleried landing above with a window to the front and access to the roof space. The PRINCIPAL SUITE has a good size double bedroom with built in wardrobes, a French door and windows to the rear and a well appointed EN-SUITE SHOWER ROOM with a contemporary suite, tiled floor and walls, integrated ceiling lighting and a chrome towel rail radiator. The SECOND BEDROOM SUITE has a double bedroom with integrated ceiling lighting, a window overlooking the garden and an EN-SUITE SHOWER ROOM with a contemporary white suite, tiled walls and a chrome towel rail radiator. BEDROOM THREE is an excellent double room in size with a window overlooking the rear garden and integrated ceiling lighting and BEDROOM FOUR is also a double room in size with integrated ceiling lighting and a window to the front with charming views. The BATHROOM has a well appointed suite with a tiled bath, a wall hung wash basin and WC, a double glazed rooflight, tiled floor and walls, integrated ceiling lighting and a chrome towel rail radiator.

OUTSIDE

Broad Elms stands behind an impressive frontage with evergreen trees to the front helping to secure privacy and a DRIVEWAY laid in brick setts providing ample off street parking for many cars.

There is gated side access from the front to the wonderful REAR GROUNDS. There is an extensive patio laid in brick setts providing ample seating areas together with a large, covered dining and seating terrace and steps leading to the rear lawns which are extensive in size with the upper lawn having well stocked beds and borders and a timber garden shed, the second level having a terrace laid in bark chippings and some fine and matured trees with a further area of garden / amenity land to the rear. There is a fine, matured tree studded backdrop and a total area of a little over 0.8 acres in size.

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

COUNCIL TAX BAND G – 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 and Superfast are available

Mobile – Ofcom checker shows the four main providers cover the area

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

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Offers Around
£895,000

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.



BROAD ELMS
GREAT MOOR ROAD, PATTINGHAM

HOUSE: 251.7sq.m. 2710sq.ft.
STORES: 2.3sq.m. 25sq.ft.
TOTAL: 254sq.m. 2735sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



