



Holly Cottage, Wolverhampton Road, Pattingham, Wolverhampton, WV6 7AD



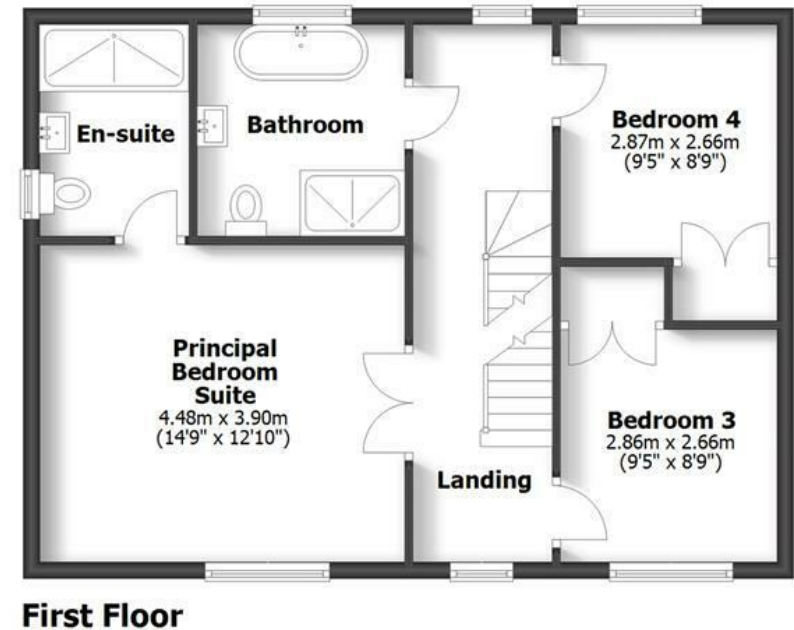
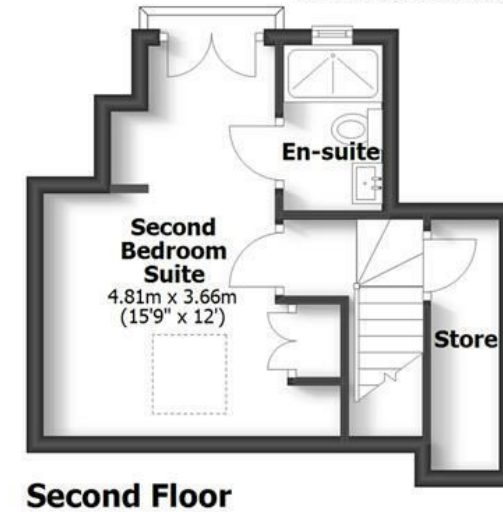
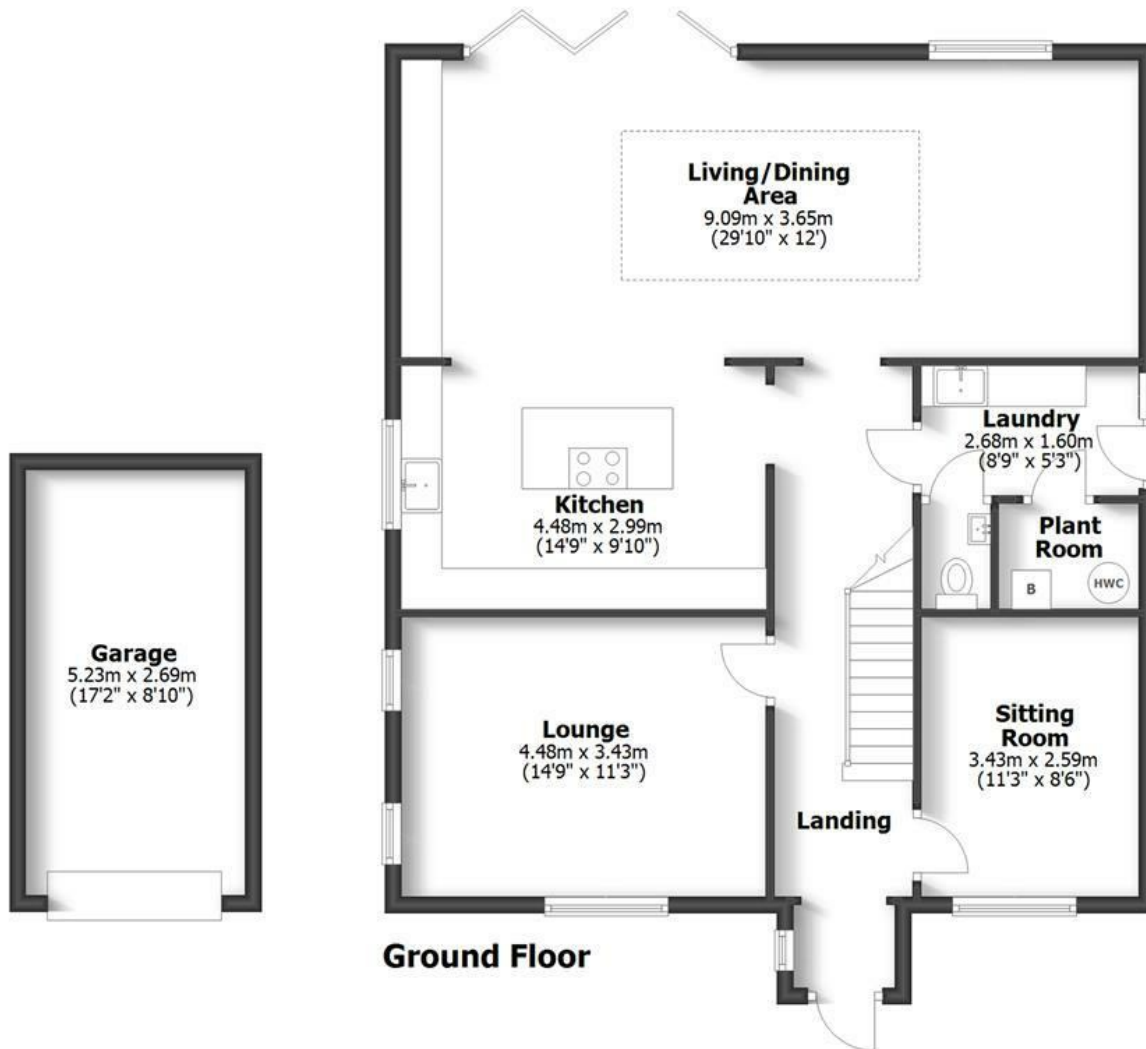


Holly Cottage, Wolverhampton Road, Pattingham, Wolverhampton, WV6 7AD

A beautifully situated residence which provides fully refurbished living accommodation over three storeys which has been finished to the most exacting of standards.

HOLLY COTTAGE
WOLVERHAMPTON ROAD, PATTINGHAM

HOUSE: 176.5sq.m. 1900sq.ft.
 GARAGE: 14.1sq.m. 152sq.ft.
TOTAL: 190.6sq.m. 2052sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



LOCATION

Holly Cottage stands in one of the most sought-after locations within the Wolverhampton conurbation. It lies in a picturesque South Staffordshire setting and yet is within easy reach of the centre of Pattingham with its full complement of local facilities and highly regarded primary school. There is convenient travelling to the further amenities afforded by Tettenhall Village and the Perton Shopping Centre together with Wolverhampton City Centre and the historic market town of Bridgnorth.

Communications are excellent with Codsall train station providing direct services to Shrewsbury, Birmingham and beyond and the M54 being within easy reach facilitating access to the entire motorway network. Furthermore, the area is particularly well served by schooling in both sectors.

DESCRIPTION

Holly Cottage is a substantial property which provides well proportioned and flexible living accommodation over three floors. The house has recently been the subject of a comprehensive and extensive scheme of refurbishment, extension and remodelling throughout and now provides a beautiful living environment of the upmost quality.

The property has been extended to the ground floor and a third storey has been created and the refurbishment has included full rewiring throughout, the property has been replumbed, reroofed and all of the walls have been replastered. Double glazed windows have been installed throughout and there are internal oak doors.

The ground floor offers a coherent layout which is ideal for contemporary requirements with a large living kitchen together with two further reception rooms and there are four good size bedrooms over the upper floors with three bath / shower rooms.

ACCOMMODATION

A composite front door opens into the HALL with Amtico flooring and fitted shelving, cloaks hook, bench seat with drawer beneath. There is a LOUNGE with a light corner aspect with windows to both the front and side with a lovely outlook over open farmland to the front and a SITTING ROOM with a window to the front and a charming aspect. The focal point of the ground floor is the outstanding LIVING KITCHEN which is a room of much note. The kitchen area has a comprehensive range of wall and base mounted cupboards with quartz working surfaces and a full range of integrated appliances including an AEG induction hob with a contemporary Klarstein cylinder extraction unit above, an AEG double electric oven, an AEG tall larder fridge and an AEG tall larder freezer, an integrated dishwasher, an undermounted ceramic sink with units continuing into the dining area with display shelving with cabinetry beneath and a concealed bin drawer, an integrated wine cooler and there is a seating area. There is a light corner aspect with a side window, rear window and bifold doors to the garden and a roof lantern with the entire room benefiting from integrated ceiling lighting and Karndean flooring. A door from the hall opens into the LAUNDRY with quartz working surface with undermounted sink with cupboard beneath and space for a tumble dryer and washing machine, coat hooks with bench seat beneath with cupboard under, tiled floor, a double glazed side door, integrated ceiling lighting, a plant room and a CLOAKROOM with WC, vanity unit with wash basin with cupboard beneath, tiled floor, integrated ceiling lighting and chrome towel rail radiator.

A staircase from the hall rises to the galleried landing with a light through aspect with windows to both front and rear, integrated ceiling lighting and double doors opening into the PRINCIPAL SUITE with a large double bedroom with a window to the front with delightful views, a feature, timber panelled wall and an EN-SUITE SHOWER ROOM with a fully tiled shower with rainfall head with separate hose, WC and vanity unit with wash basin with cupboards beneath, tiled flooring, part tiled walls, integrated ceiling lighting, a side window and a chrome towel rail radiator. BEDROOM THREE is a double room in size with a front window and built in wardrobe with automatic light and wiring for a wall mounted TV. BEDROOM FOUR is also a double room in size with a built in wardrobe with automatic light and a window to the rear. The BATHROOM has a superbly appointed suite with a free standing bath with mixer tap with shower attachment and separate fully tiled shower cubicle with rainfall head and separate hose, WC and vanity unit with wash basin with cupboard beneath, tiled flooring, part tiled walls, integrated ceiling lighting and a towel rail radiator.

A second staircase rises to the upper storey landing with a useful storage cupboard. The SECOND BEDROOM SUITE has a double bedroom with a Velux rooflight to the front and French doors opening onto a Juliette balcony behind, a built in wardrobe with automatic light, wiring for a wall mounted TV and a well appointed EN-SUITE SHOWER ROOM with a fully tiled shower with rainfall head and separate hose, WC and vanity unit with wash basin with cupboards beneath, tiled floor, tiled walls, a rear window and integrated ceiling lighting.

OUTSIDE

Holly Cottage stands behind a wide frontage with shaped front lawns with brick sett edging and a gravelled DRIVEWAY providing ample off street parking. There is a terrace laid in brick sets to the front of the house and a side GARAGE with remote controlled elevating door and EV charging point.

The REAR GARDEN has a paved terrace to the rear of the property leading to an extensive paved patio with the large lawn beyond with planted borders and a delightful open aspect to the rear. There is external lighting and external power supplies together with gated access on either side of the property to the front.

We are informed by the Vendors that mains water and electricity are connected, the drainage is to a Bio-Pure treatment plant and there is an electric central heating boiler COUNCIL TAX BAND Exempt until June – 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 externally and there is limited access internally

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

DIRECTIONS

Using the what3words app: logo.galaxy.dreams

Offers Around £750,000

EPC: E

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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