



Mill Cottage, Lower Rudge, Pattingham, Wolverhampton, WV6 7EB

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A superb, beautifully located detached freehold residence standing in an idyllic rural location which is within easy reach of Wolverhampton, Bridgnorth, Dudley and Stourbridge and which affords the potential for a sympathetic scheme of refurbishment to enhance the property which stands within a large, west facing plot of approximately a third of an acre in total

LOCATION

The property stands in a convenient and accessible position lying just off the Wolverhampton to Bridgnorth Road (A454) and is within easy reach of Pattingham Village Centre, Wolverhampton and Bridgnorth and all of the highly regarded schoolings that those areas provide.

DESCRIPTION

The house is an attractive cottage of much merit with a handsome stone built faade and room sizes of superb proportions over two storeys.

The property was created by the clever extension and refurbishment of a period cottage for the current owners many years ago and has been a much loved family home since that time. The opportunity now exists for the refurbishment and remodelling of the existing property and there is also the further potential to extend to both ground and first floors, subject to gaining all of the normal and usual consents and permissions.

ACCOMMODATION

A panelled front door opens into the HALL with dado rail, raftered ceiling and a door into the LOUNGE with a light corner aspect with double glazed windows to three elevations, raftered ceiling, dado rail and a door to the KITCHEN with a triple aspect, base mounted units and a door to the UTILITY ROOM. The PRINCIPAL RECEPTION ROOM is a reception area of some note with windows to both the front and rear elevations, an impressive, wide brick built Inglenook style fireplace with Coalbrookdale solid fuel burning stove, raftered ceiling, wiring for wall lights and delightful aspects over the frontage and rear garden.

A staircase from the hall rises to the landing with two windows to the front elevation and access to the roof space. The PRINCIPAL SUITE has a double bedroom with a light, corner aspect with windows to the front and side and a door to an EN-SUITE BATHROOM with bath, pedestal basin and WC, a window to the rear and a storage cupboard. There are THREE FURTHER GOOD SIZE BEDROOMS and a HOUSE BATHROOM with a panelled bath, WC and pedestal basin, tiled walls and rear window.

OUTSIDE

One of the principal attractions of the residence is the superb plot within which it stands with a deep frontage with a DRIVEWAY, large front garden and babbling brook to one side. There is a large DOUBLE GARAGE. NB the garage, shed and loft will not be emptied by the seller.

The REAR GARDEN provides a further area of large lawn with stocked beds and borders, a paved rear terrace, a detached garden building providing excellent storage area and delightful, open views over fields and farmland.

We are informed by the Vendors that mains water and electricity are connected, the heating is oil fired and there is an old septic tank which will need to be replaced at the buyer's expense.

COUNCIL TAX BAND G – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard broadband is available

Mobile – Ofcom checker shows three of the four main providers cover the area indoors and all four outdoors

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
£565,000

EPC: F

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.



MILL COTTAGE
LOWER RUDGE, PATTINGHAM

HOUSE: 160.7sq.m. 1730sq.ft.
 GARAGE: 47.3sq.m. 510sq.ft.
TOTAL: 208.0sq.m. 2240sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



