



The Rookery, Stourbridge Road, Wombourne, Wolverhampton, South Staffordshire, WV5 9BN

BERRIMAN
EATON





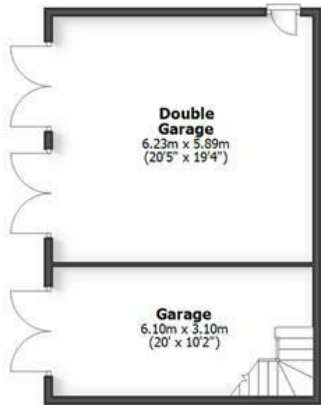
The Rookery, Stourbridge Road, Wombourne, Wolverhampton, South Staffordshire, WV5 9BN

A magnificent residence with immense presence standing in a fine area with extensive and flexible accommodation.

THE ROOKERY
STOURBRIDGE ROAD, WOMBOURNE

HOUSE: 442sq.m. 4759sq.ft.
 GARAGE/STORE: 90.8sq.m. 976sq.ft.
TOTAL: 532.8sq.m. 5735sq.ft.

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



**Detached Garage
Ground Floor**



**Detached Garage
First Floor**



First Floor



Ground Floor

LOCATION

The Rookery is situated within an exclusive area within easy reach of a comprehensive range of local amenities which can be found both along the Penn Road and in the nearby village of Wombourne with its traditional village centre set around a cricket green.

The city centre of Wolverhampton is within a few minutes drive and the Rookery is also conveniently situated for easy access to the major commercial centres of West Midlands and Birmingham.

The house is well served by schooling of high repute in both sectors.

DESCRIPTION

The Rookery is an elegant family home with part timbered, tile hung and gabled elevations and has been sympathetically extended during recent years to vastly enhance the scope of accommodation provided.

The house stands well back from Stourbridge Road behind a slip road access and a long, gated drive providing an impressive and sweeping approach. The house enjoys large gardens to the rear and views over adjoining open countryside.

The accommodation provided is rarely matched with a substantial original residence having been skilfully extended to provide a substantial two story extension.

The layout is incredibly flexible and there is the potential for multi generational living with the extension being used to create an independent, self contained two floor house in its own right.

ACCOMMODATION

An enclosed PORCH has a heavy, ledged, braced and studded front door opening into the oak panelled RECEPTION HALL which provides a dignified entrance to the home and a ground floor SHOWER ROOM SUITE which is luxuriously appointed with fittings of the upmost calibre including under floor heating. The DRAWING ROOM is a well proportioned principal reception space with an ornate fireplace providing the focal point with French doors and windows opening into the ORANGERY which is double glazed to three elevations with doors to the garden. There is a SITTING ROOM which, again, is well proportioned with a fine, Limestone fireplace with a bay window to the front. There is a FAMILY ROOM with wooden flooring and recessed television housing unit with glazed doors opening into the particularly fine KITCHEN and DINING ROOM which is arranged to incorporate a kitchen with a fine range of units with granite working surfaces and coordinating centre island with granite top and a large open plan dining area. The entire room has stone flooring and integrated ceiling lighting with doors and windows to both the front and rear.

An oak staircase rises to the galleried landing with an Oriel window to the rear. There are FOUR DOUBLE BEDROOMS, three of which have extensive ranges of fitted furniture and a STUDY with wooden flooring and wall shelving. The BATHROOM is beautifully appointed with an over sized Jacuzzi bath a separate full body shower and stone tiling to the floor and walls and there is a separate CLOAKROOM.

THE ANNEXE

Beyond the kitchen and dining room of the main house stands the ANNEXE with a large part vaulted RECEPTION ROOM with wooden flooring, double glazed doors to a large side GARDEN ROOM. There is a fitted KITCHENETTE/LAUNDRY and a stylish CLOAKS AND SHOWER ROOM. A peninsular staircase with ornate wrought iron ballustrading rises to the first floor with a large BEDROOM or SITTING ROOM which is part galleried above the reception room and glazed double doors opening into a further BEDROOM of generous proportions.

OUTSIDE

There is an impressive frontage with remote control gates opening onto a sweeping, carriage driveway with well stocked and mature front gardens.

To the rear is a large GARDEN with sweeping lawns, well stocked and mature beds and borders and two, thatched pavilions. There are patios and terraces and open views across the fields and farmland.

To the front of the property is a large detached brick and tiled GARAGE BLOCK with a two bay garage with remote controlled doors, an adjoining SINGLE GARAGE which has been separated to provide storage to the front, a lobby to the rear and stairs rising to useful storage space above which runs along the full width of the block and a dog run to the side.

There is a total area of approximately 0.5 acres.

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND G - South Staffordshire.

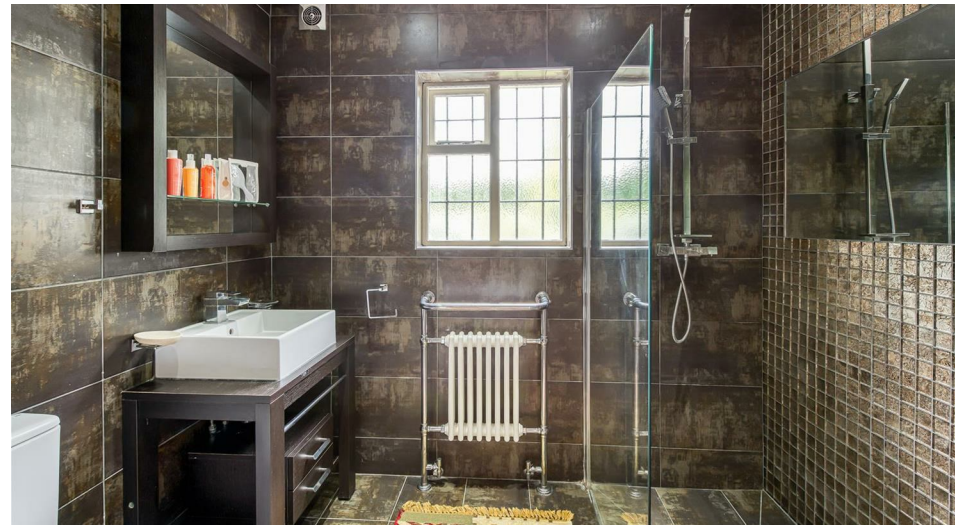
POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

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.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Worcestershire Office
01562 546969
worcestershire@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

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