



2 Brewers Lodge, Patshull Road, Burnhill Green, Wolverhampton, WV6 7HZ

BERRIMAN
EATON

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An exceptionally attractive semi detached cottage with handsome, stone elevations in a beautiful countryside setting and yet which is convenient for all amenities and which also has the benefit of planning permission for a substantial two storey extension, all in a large plot of just over a third of an acre in total.

LOCATION

The cottage stands in a delightful, rural setting at the entrance to the Patshull Park Estate and is in a safe and secure situation with the gates to the Patshull Park Estate being closed from the evening through to the morning (with remote controlled and code access for the cottage).

Whilst enjoying the benefits of the picturesque setting with an outlook over the Patshull Park fishing lake, the property is within a few minutes drive of the wide ranging local facilities provided by Albrighton which are more than ample for everyday needs. The further amenities afforded by Pattingham, Tettenhall, Wolverhampton and Bridgnorth are all within easy reach, Albrighton Station has direct services to Shrewsbury, Birmingham and beyond and the M54 is within easy reach at J3 (Tong).

DESCRIPTION

The cottage has particularly attractive stone elevations of enormous character and appeal and has been well maintained over the years. The property stands within beautifully laid out gardens with a total plot size of just over a third of an acre in total and benefits from its own, gated driveway with EV charging point and a detached double garage with adjoining car port.

Planning permission has been passed for a substantial two storey extension and side hall which would create a second living room on the ground floor and two double bedrooms and a bathroom to the first floor.

ACCOMMODATION

A front door with double glazed fan light above and inset double glazed diamond light opens into the HALL / STUDY which is a room in its own right and which could be an excellent office for those wishing to work from home. There is travertine stone flooring, a ceiling beam, a useful cloaks and storage cupboard and two double glazed windows to the side. The SITTING ROOM has a walk in double glazed bay window to the front, a cast iron wood burning stove set within a recessed fireplace with stone hearth and wooden mantle, plaque rail and wiring for wall lights. The DINING KITCHEN has a full range of well-appointed wall and base mounted cabinetry with quartz working surfaces, space for a range style cooker with stainless steel splash back and stainless steel filtration unit above, an undermounted ceramic sink, an integrated Baumatic dishwasher, a concealed wall mounted oil fired central heating boiler, stone floor tiling, a secondary door to the front, a double glazed window together with two double glazed roof lights set in the part vaulted ceiling with exposed timbering, integrated ceiling lighting and double glazed doors opening into the CONSERVATORY which is fully double glazed with a delightful outlook over the garden, tiled flooring, double doors and a central heating radiator helping to make the room usable all year round. There is a ground floor BATHROOM with a bath with a mixer tap with shower attachment and separate fully tiled corner shower, pedestal basin and WC, part tiled walls, tiled floor, a double glazed window and a chrome towel rail radiator.

A staircase from the hall study rises to the part galleried landing with a double glazed window, ceiling beam, access to the roof space, wiring for a wall light and a built in linen cupboard. BEDROOM ONE is a good double room in size with a wide bank of fitted wardrobes, feature panelling to one wall and a double glazed window to the front with charming views. BEDROOM TWO is also a good room in size with a double glazed window to the front.

OUTSIDE

The property is approached through the electric gates of the Patshull Park Estate which automatically close from the evening to the morning for security with the property itself standing behind its own electrically operated double gates which open onto a GRAVELLED DRIVE providing ample off street parking. There is a TWO BAY GARAGE with elevating doors and an adjoining CARPORT, a timber garden shed and wrought iron double gates opening onto the beautiful REAR GARDENS which area particular feature of the house. There is an extensive timber decked terrace to the rear of the property with large lawn beyond with well stocked and fully matured beds and borders with a variety of flowering plants and specimen trees and an open outlook to the rear.

PLANNING PERMISSION

Shropshire County Council
Proposal: Erection of a two storey side extension (resubmission)
Application No. 21/05277/FUL
Decision: 08.11.2021

We are informed by the Vendors that mains water and electricity are connected, the heating is oil LPG and the drainage is to a septic tank shared with the neighbour.
COUNCIL TAX BAND TBC – 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 two of the four main providers have likely coverage indoors with all four having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£395,000

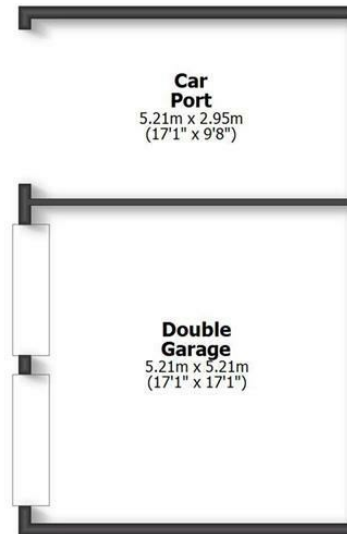
EPC: F

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.

2 BREWERS LODGE
BURNHILL GREEN

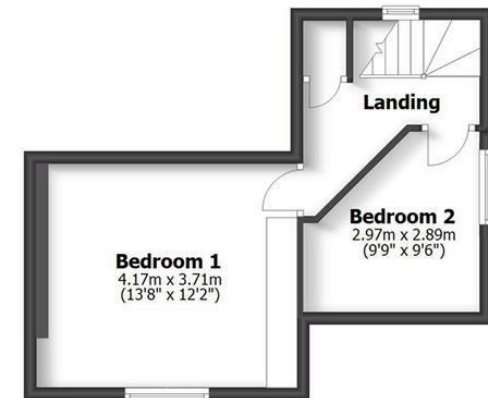


Ground Floor



HOUSE: 103.2sq.m. 1111sq.ft.
GARAGE/CARPORT: 43.1sq.m. 464sq.ft.
TOTAL: 146.3sq.m. 1575sq.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



PLANNING



PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED REAR ELEVATION

