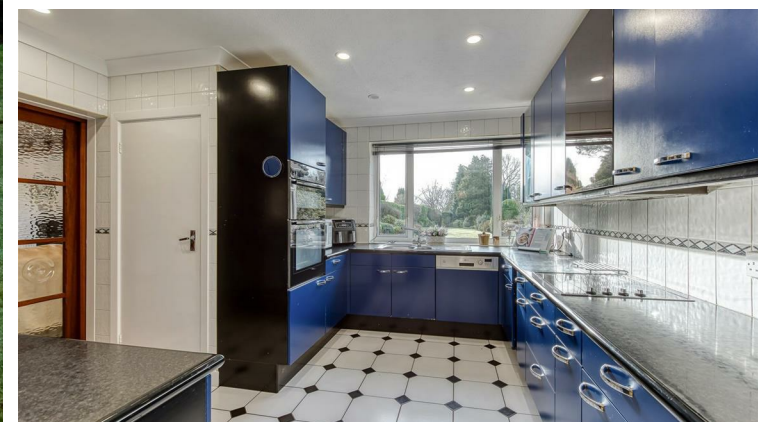




Robinswood, Pattingham Road, Wightwick, Wolverhampton, WV6 8DD

BERRIMAN
EATON





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A superb family house providing particularly spacious and well laid out accommodation with a charming, open aspect to both the front and rear and a total plot size of approximately one third of an acre.

ROBINSWOOD
PATTINGHAM ROAD, WIGHTWICK

HOUSE: 252.2sq.m. 2715sq.ft.
GARAGE: 23.7sq.m. 256sq.ft.
TOTAL: 275.9sq.m. 2971sq.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

Robinswood lies in one of the most popular and affluent areas within the Wolverhampton conurbation. Pattingham Road has long since been held to be one of the most sought after addresses locally and Robinswood is a prime example of a superb family house in a desirable position.

Extensive local everyday shopping facilities are available within the nearby village centres of both Tettenhall and Pattingham and there is easy access to Wolverhampton City Centre. The area is well served by schooling in both sectors with Birchfield Preparatory School in Albrighton, St Dominics Grammar School in Brewood, Wolverhampton Grammar School, Tettenhall College and the Wolverhampton Girls' High School all being worthy of note.

DESCRIPTION

Robinswood is a charming family home with extensive living accommodation over two storeys which is ideal for modern lifestyles. There is a particularly impressive amount of reception space to the ground floor with three good reception rooms and a garden room providing a fine balance of entertaining and comfortable living areas.

The property is well appointed internally with fixtures and fittings of quality including some superb bedroom furniture in the principal suite by Dayrooms of Tettenhall, an ensuite fitted by Roman Bathrooms and a shower room by Bilston Bathrooms.

ACCOMMODATION

Double glazed entrance doors open into the PORCH with a double glazed front door leading to the part galleried RECEPTION HALL with a useful understairs cloaks cupboard. The house has a fine and extremely well proportioned DRAWING ROOM with a wide picture window to the rear benefitting from glorious views over the landscaped gardens and glazed, double doors inter-connecting to the DINING ROOM which is of an excellent size with an open aspect to the front over farmland and there is a charming SITTING ROOM with views to the front. A door from the hall leads to the KITCHEN with a breakfast area with an open doorway through into the fitted kitchen with a comprehensive range of wall and base mounted units with integrated appliances. A glazed door from the kitchen opens into the SIDE HALL AND LAUNDRY with a range of wall and base mounted units and internal door to the garage, a front STORE ROOM with door to the drive, a large walk-in store with stable-style kennel door, a well appointed cloakroom with white suite and a door to the GARDEN ROOM which has a timber-panelled ceiling, double glazed windows and a lovely view over the gardens.

A staircase with wrought iron balustrading rises from the hall to the galleried landing with a seating area with views to the rear. The PRINCIPAL BEDROOM SUITE has a double bedroom with a comprehensive range of bedroom furniture by Dayrooms, double glazed sliding patio doors to a breakfast balcony with wrought iron balustrading and a concealed door to the extremely well appointed ENSUITE with a contemporary suite of panelled bath, wall hung WC and bidet and vanity basin with cupboards beneath and underfloor heating. There are FOUR FURTHER BEDROOMS, three of which have fitted furniture and a well appointed HOUSE SHOWER ROOM with a contemporary suite.

OUTSIDE

Robinswood stands behind a pleasant frontage with shaped lawns with old stone retaining walls and a central rockery garden. There is a DRIVEWAY laid in tarmacadam providing ample off street parking and turning space and a TANDEM DOUBLE GARAGE to one side.

There is gated side access from the front to the picturesque REAR GARDEN which provides a lovely backdrop to the residence. There is a full width paved patio and dining terrace leading to the shaped rear lawns with well stocked and matured beds and borders. The gardens are a particular delight and benefit from a comparatively high degree of privacy

There is a total plot size of approximately one third of an acre.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows three 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.

Offers Around £825,000

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.







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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