



Southcliffe, Pattingham Road, Perton, Wolverhampton, WV6 7HD

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EATON

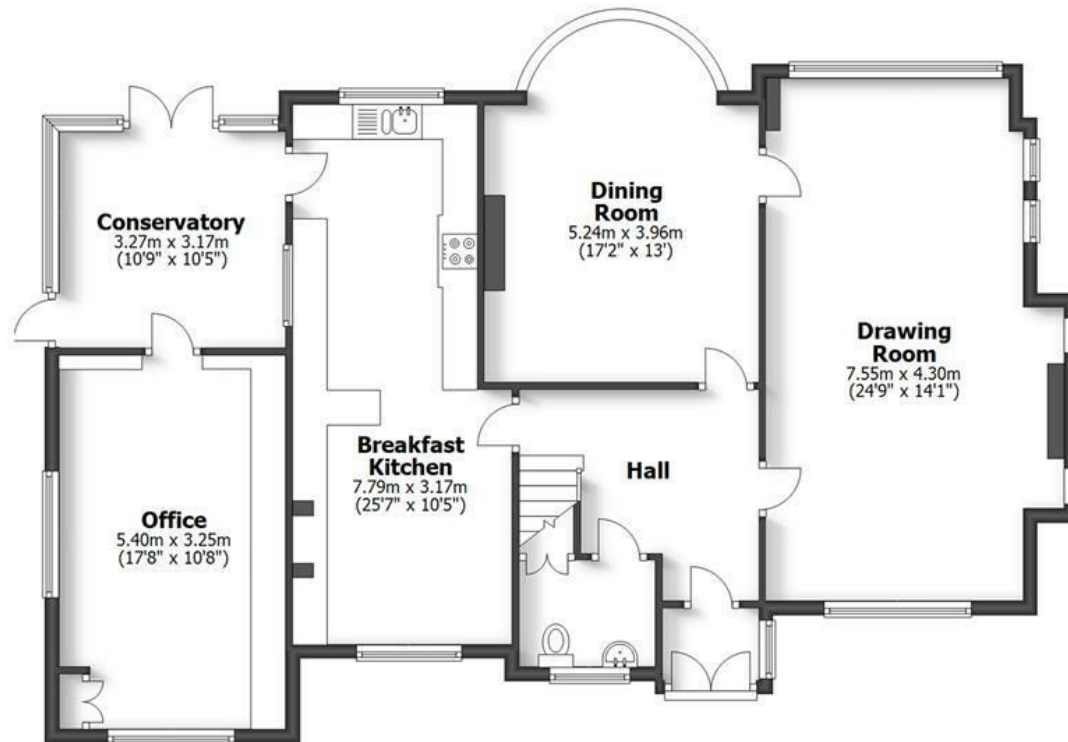




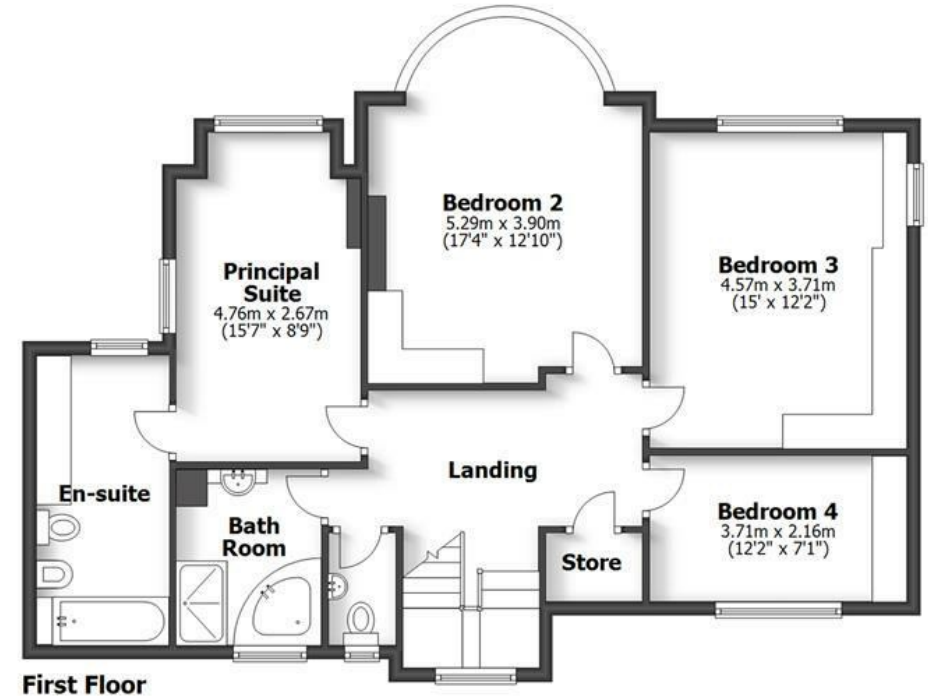
Southcliffe, Pattingham Road, Perton, Wolverhampton, WV6 7HD

A particularly attractive family residence standing in the ever sought after Perton Ridge location with well proportioned accommodation, a large plot of almost three quarters of an acre and beautiful views to the rear.

SOUTHCLIFFE
PATTINGHAM ROAD, PERTON RIDGE



Ground Floor



First Floor

HOUSE: 199.5sq.m. 2148sq.ft.
GARAGE: 25.9sq.m. 279sq.ft.
TOTAL: 225.4sq.m. 2427sq.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

Perton Ridge is one of the most sought after addresses within the region and provides a wonderful, semi-rural setting which is within easy reach of several local business centres. The house is conveniently situated for easy access to a wide range of local everyday amenities and facilities in both Pattingham and Tettenhall village centres whilst there is easy access to Wolverhampton City Centre. Motor communications are excellent with the M5, M6, M6 Toll and M54 facilitating travel to Birmingham, Telford and the entire industrial West Midlands whilst national rail services run from Wolverhampton station (London Euston from approximately 100 minutes).

The area is well served by schooling in both sectors with numerous, highly regarded schools being nearby including Birchfield Preparatory School in Albrighton, St Dominics Grammar School in Brewood, Tettenhall College, Wolverhampton Grammar School and the Wolverhampton Girls' High School. There is also an excellent primary school in the centre of Pattingham.

DESCRIPTION

Southcliffe is a delightful property with an attractive, gabled front elevation which stands well back from the road behind a screened frontage with a dual entrance carriage driveway.

The property has been lovingly maintained over the years and is well presented throughout with rooms of generous proportions to both the ground and first floors. There is ample scope for extensions to both the ground and first floors (STPP) should buyers so wish to further enhance the scope of accommodation provided.

One of the principal attractions of the property is the superb grounds within which it stands with a large plot of just under 0.75 acres in total with a deep and wide frontage, level gardens to the rear and outstanding, far reaching views.

ACCOMMODATION

An enclosed tiled hung PORCH with double glazed doors and tiled floor has a double glazed front door opening into the HALL with oak strip flooring, coved ceiling and a CLOAKROOM with a fitted suite of WC and pedestal basin, tiled walls, double glazed and leaded windows to the front and an understairs storage cupboard. The DRAWING ROOM has a light triple aspect with double glazed and leaded windows to the front, a double glazed picture window to the rear framing the magnificent view, four leaded side windows and an attractive, open fireplace with marble surround and wooden frame and coved ceiling. There is an interconnecting leaded and glazed door to the DINING ROOM which is a well proportioned entertaining room with a double glazed and leaded bow window to the rear, oak strip flooring and coved ceiling. There is a large BREAKFAST KITCHEN with a light through aspect with double glazed and leaded windows to both the front and rear, ample space for informal dining, a comprehensive range of wall and base mounted cupboards together with a range of integrated appliances including electric hob, double electric oven, microwave, dishwasher and fridge and freezer, integrated ceiling lighting, ceiling coving, tiled floor, part tiled walls and a door into the CONSERVATORY which is fully double glazed with French doors to the garden and wiring for wall lights.

A glazed and leaded door from the conservatory opens into the OFFICE which is an ideal space for those wishing to work from home with a full range of office furniture including a fitted desk, wall shelving, cupboards and drawer and a light, corner aspect with double glazed and leaded windows to both the front and side.

A staircase rises from the hall to the first floor landing with access to the roof space, a double glazed and leaded front window and a built in cloaks / storage cupboard. The PRINCIPAL SUITE benefits from a double bedroom with a light, corner aspect with double glazed and leaded windows to both the side and rear which benefit from outstanding views, a fitted kneehole dressing table with chests of drawers to either side and an EN-SUITE BATHROOM with a fitted suite with a panelled bath, WC, bidet and pedestal basin, integrated ceiling lighting, built in wardrobes and shelved storage, integrated ceiling lighting and a chrome towel rail radiator. BEDROOM TWO is a large double room in size with a walk in double glazed and leaded bow window to the rear with lovely views, a kneehole dressing table with chest of drawers to one side and a wide bank of fitted wardrobes. BEDROOM THREE is a good double room in size with a light corner aspect with double glazed and leaded windows to both the rear and side, a range of quality fitted bedroom furniture including ample wardrobes space, kneehole dressing table, chests of drawers and coordinating bedside tables and integrated ceiling lighting. BEDROOM FOUR is a good room in size with a double glazed and leaded window to the front and a wide bank of fitted wardrobes with cupboards above. The HOUSE BATHROOM has a well appointed suite with a panelled bath, separate fully tiled shower and vanity unit with wash basin with cupboards and drawers beneath, part tiled walls, integrated ceiling lighting, a chrome towel rail radiator and there is a separate CLOAKROOM with a white suite of WC and wall hung wash basin, part tiled walls, a double glazed and leaded window and integrated ceiling lighting.

OUTSIDE

Southcliffe stands in an outstanding plot with a deep and private frontage which is well screened from the road. There is a DUAL CARRIAGE DRIVEWAY laid in brick paviours which provides ample off street parking and there is a semi-circular lawn with well stocked beds and borders and a matured front boundary. Southcliffe benefits from a DETACHED GARAGE for two cars and there is side access to the rear grounds.

To the rear of the house is a paved rear terrace with steps leading to the level principal REAR GARDEN which is laid to lawn with matured beds and borders and topiary bushes. Steps lead to the further, tiered gardens beyond and the garden benefits from absolutely beautiful views across miles of open farmland and countryside.

We are informed by the Vendors that mains water and electricity are connected, the central heating is oil fired and drainage is to a septic tank.

COUNCIL TAX BAND G – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

PLEASE NOTE

The property was underpinned in part around thirty years ago.

DIRECTIONS

Using the What3Words app:

///boost.flying.formal

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.







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