



The Peel House, Wolverhampton Road, Pattingham, Wolverhampton, WV6 7AF

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On the fringes of the centre of a popular South Staffordshire village, The Peel House is an attractive and elegant detached family home which is a landmark residence which provides extensive and flexible accommodation in a prominent position with a total plot of just over ¼ of an acre.

NO UPWARD CHAIN

LOCATION

The Peel House stands in an elevated situation close to the centre of Pattingham which is a highly regarded village with an active community and vibrant centre. There is a shopping parade catering for everyday needs and there is easy access to the more extensive amenities afforded by Tettenhall Village, the Perton shopping centre and Wolverhampton City Centre.

Communications are excellent with the local rail services running from Codsall station with mainline connections in Wolverhampton, the M54 facilitating fast access to Birmingham and beyond and local bus services running from the village itself. The area is well served by schooling in both sectors with a highly regarded primary school being located in the village centre.

DESCRIPTION

The Peel House is a substantial residence which stands in a prominent, central position. The property was originally the village police station, hence the property's name, and has been substantially extended over the years to vastly improve the scope of the accommodation provided.

The house has interesting elevations to both the front and rear of some architectural note and stands in a lovely plot with an imposing frontage with a sweeping drive leading round the side of the house to an extensive area of parking and garaging to the rear. There are superbly landscaped gardens.

The house is finished to a high standard with excellent kitchen and bathroom suites and benefits from double glazed windows throughout.

ACCOMMODATION

A tile hung PORCH with fluted pier has a heavy, wooden front door with inset cathedral arched window opening into the HALL with half-timber panelled walls and a window to the front. There is an excellent bay fronted LOUNGE with a walk in bay window to the front, limestone fireplace with living flame gas stove fire, coved ceiling and storage cupboard and a door to a rear lobby with cloaks cupboard and a double glazed door to the rear. There is a SITTING ROOM with walk in bay to the front and further side window, Karndean flooring, a cast iron solid fuel burning stove with stone hearth and a picture rail together with a DINING ROOM with French doors to the rear garden, coved ceiling, oak flooring and glazed double doors opening into the BREAKFAST KITCHEN with a full range of cream faced Shaker style units with granite work surfaces, Aga eR3 electric double oven with separate grill and warming drawer which is claimed to be energy efficient, integrated dishwasher, electric hob with stainless steel electric double oven beneath and stainless steel extraction chimney above, a window to the rear, quarry tiled floor and coved ceiling. Beyond the kitchen is the LAUNDRY/BOOT ROOM with a range of base mounted cupboards, Belfast sink, quarry tiled floor and a GUEST CLOAKROOM with a white suite of wc and wall hung basin and quarry tiled floor.

A door opens to the annex accommodation with an OFFICE / BEDROOM / SITTING ROOM with windows to the front and side, a walk in store cupboard and an independent front door, ceramic tiled fireplace, coved ceiling and EN-SUITE shower room with quarry tiled floor, wet room style shower, wc and pedestal basin, side window and fully tiled walls. The main room in the annex was previously the police room and now offers the potential for a number of different uses including independent accommodation, home office or leisure room/gym, there is a loft with pull down ladder.

A staircase from the hall rises to the galleried landing with access to the roof space, windows to the front and side, picture rail and linen cupboard. The PRINCIPAL SUITE has a double bedroom with window to the front and a range of wardrobes together with a DRESSING ROOM with fitted wardrobes, shelving, a kneehole dressing table and a window to the side and a well-appointed SHOWER ROOM with a shower cubicle with drench head and separate hose, a WC with concealed flush and a wash basin set in a vanity unit with cupboards beneath, Karndean flooring, part tiled walls, roof light, chrome towel rail radiator and extraction fan. There are THREE FURTHER DOUBLE BEDROOMS and a superbly appointed BATHROOM with a contemporary white suite with a panelled bath, separate double shower, wc and vanity basin with cupboards beneath, Karndean flooring, side window, part tiled walls and extraction fan.

OUTSIDE

The Peel House stands in an imposing position within fully landscaped grounds behind an impressively wide frontage with shaped and tiered artificial grass lawns, sandstone front wall and a DRIVEWAY laid in brick setts sweeping around the front and side of the house with an electric, remote controlled gate opening onto a substantial area of rear parking for several vehicles. There is a well-proportioned DOUBLE GARAGE with a side window, courtesy door to a covered passage with a door into the main residence and wooden loft ladder access to a loft room above. The REAR GARDEN has been thoughtfully landscaped with sandstone and brick walls, a circular artificial grass lawn with secondary artificial grass lawn above with paved terrace, matured borders and an open aspect from the first floor over allotments to the rear. There is a boiler room providing further storage.

There is a GARDEN ROOM with double glazed bifold doors and windows with fitted blinds, electric light and power, laminated flooring and a porcelain paved terrace to the front which is suitable for a number of different purposes.

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

COUNCIL TAX BAND F – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast

Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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Offers Around
£775,000

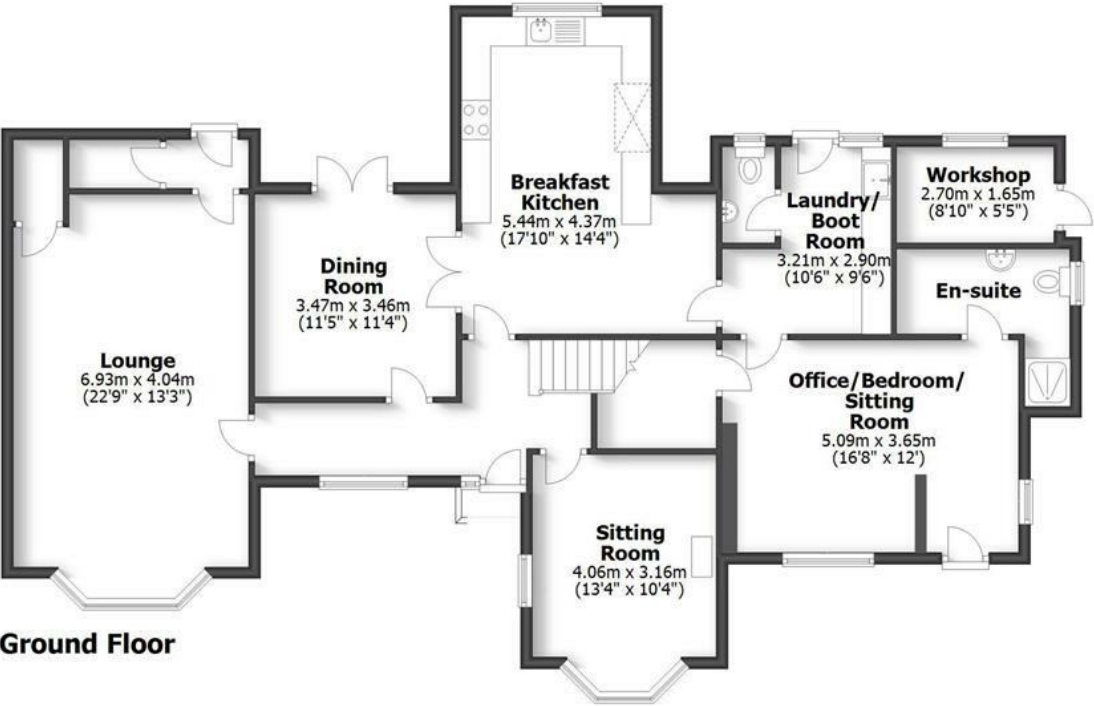
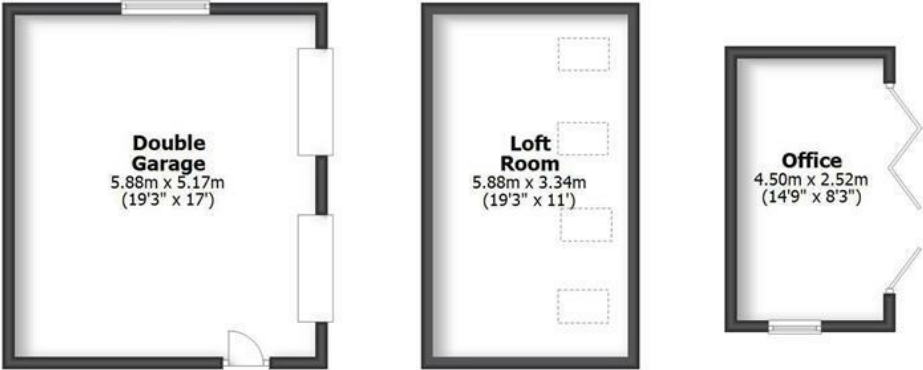
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

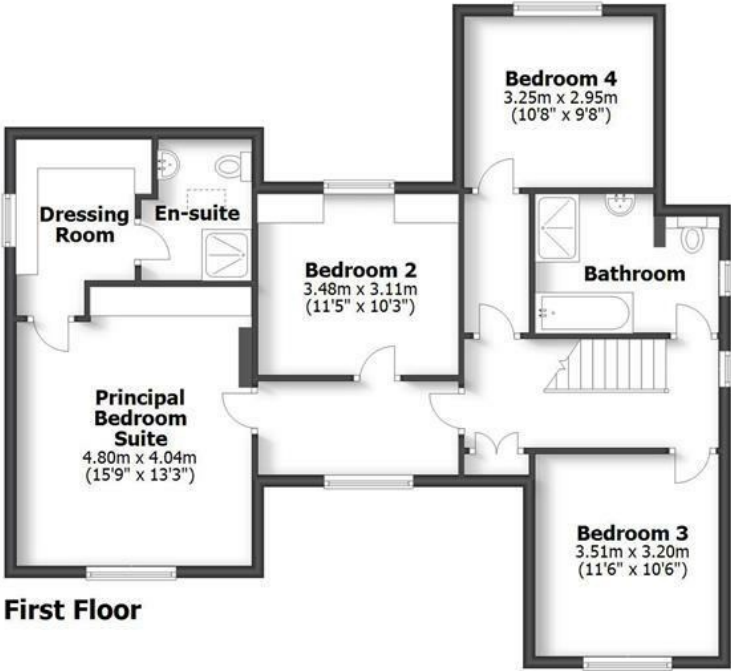
THE PEEL HOUSE
WOLVERHAMPTON ROAD, PATTINGHAM

HOUSE: 215.6sq.m. 2321sq.ft.
GARAGE & LOFT ROOM: 50sq.m. 538sq.ft.
OFFICE: 11.3sq.m. 122sq.ft.
TOTAL: 276.9sq.m. 2981sq.ft.

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



Ground Floor



First Floor





