



Fernfields, Pattingham Road, Perton Ridge, Wolverhampton, WV6 7HD

BERRIMAN
EATON





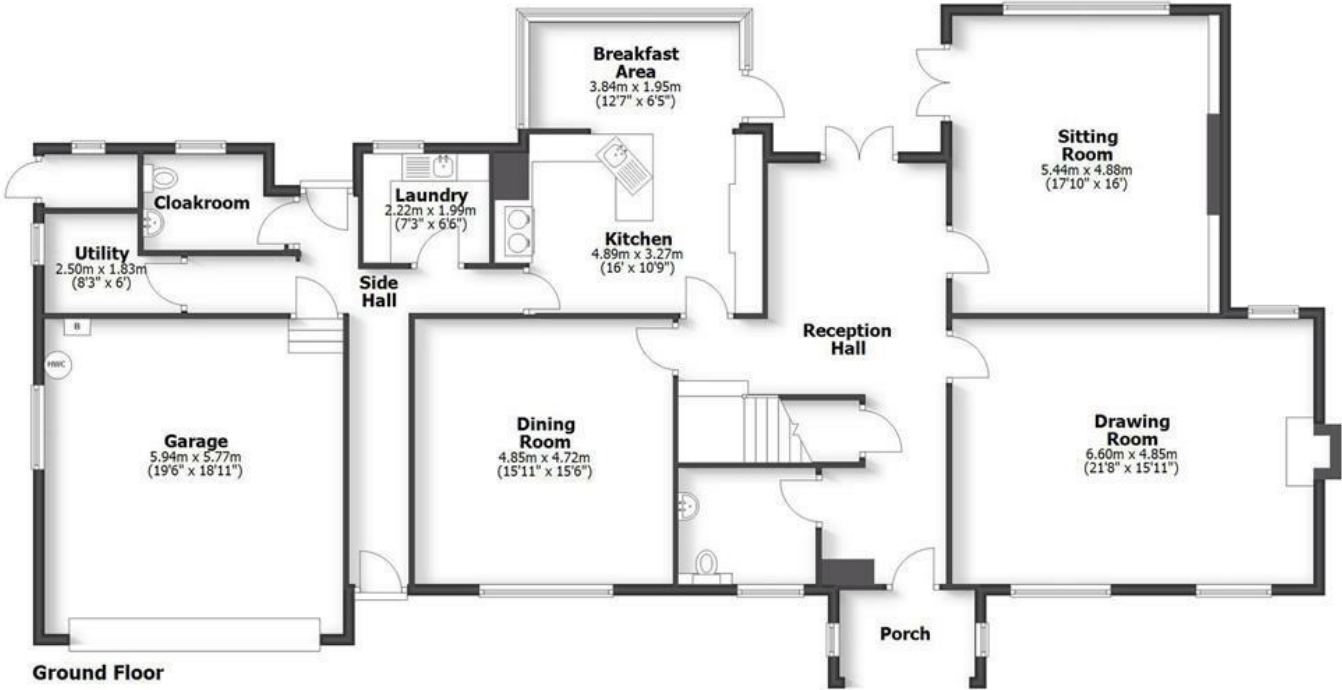
Fernfields, Pattingham Road, Perton Ridge, Wolverhampton, WV6 7HD

An elegant Perton Ridge residence with beautifully presented accommodation of much note and a superb south west facing plot with a carriage driveway, level garden to the rear and outstanding views.

FERNFIELDS
PATTINGHAM ROAD, PERTON RIDGE

HOUSE: 300.5sq.m. 3234sq.ft.
GARAGE: 34.3sq.m. 369sq.ft.
TOTAL: 334.8sq.m. 3603sq.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, the house is on a local bus route and 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

Fernfields is a fine residence with well balanced accommodation over both ground and first floors. There is a charming blend of formal and informal living areas to the ground floor together with four bedrooms and four bath / shower rooms to the first floor. The property is beautifully presented throughout. There is ample opportunity for extensions to both ground and first floors to enhance the scope of accommodation provided, subject to gaining all of the usual and necessary consents.

One of the principal attractions of Fernfields is the superb plot within which it stands with a particularly wide frontage with a dual gated carriage driveway and an area of level garden to the rear. Fernfields also benefits from beautiful views to the rear.

ACCOMMODATION

An open PORCH has a front door with inset oval light opening into the RECEPTION HALL which is a through reception space which takes immediate advantage of the views to the rear with French doors opening onto a terrace, there is a useful cloaks cupboard with automatic light and there is a well appointed GUEST CLOAKROOM with a Vernon and Tutbury suite, window to the front and hand painted ceiling with cornicing. The DRAWING ROOM is a delightful, formal entertaining room with windows to both the front and rear, an impressive, carved marble fireplace with granite hearth and living flame coal effect gas fire, ceiling cornice and integrated ceiling lighting. The DINING ROOM has excellent, square proportions with a window to the front, ceiling cornice and integrated ceiling lighting and there is a SITTING ROOM with a wide picture window with a lovely rear aspect together with French doors to the rear terrace, a limestone fireplace with granite hearth with library cabinetry and shelving to either side, ceiling cornice and integrated ceiling lighting. The BREAKFAST KITCHEN was fitted by well known local specialists Dayrooms with an extensive array of cupboards with granite working surfaces and breakfast bar, a built in double electric oven, microwave and dishwasher, an undermounted stainless steel sink with waste disposal and filtered water tap, a double oven Aga and integrated ceiling lighting. The kitchen area has Amtico flooring and there is an informal breakfast area with a part vaulted ceiling and windows to three elevations and a door to the terrace. Beyond the kitchen is an INNER HALL with a secondary front door, second CLOAKROOM with fitted white suite, a LAUNDRY, an internal door to the garage and a UTILITY ROOM / POTENTIAL SPICE KITCHEN.

A wide staircase with turned balustrading rises to the galleried first floor landing with a corbel arch opening into a STUDY AREA with linen cupboard and window to the rear. The PRINCIPAL BEDROOM SUITE has a large double bedroom with a light corner aspect and magnificent views, an extensive array of wardrobes with coordinating knee hole dressing table with chests of drawers to either side and matching bedside chests, air conditioning, integrated ceiling lighting and a well appointed EN-SUITE BATHROOM with a full suite with a Porcelanosa jacuzzi style bath, a separate shower with waterfall head and hose, a fitted vanity with inset wash basin with drawers and cupboards and downlighting above together with a WC and bidet, tiled walls, window to both the front and rear and integrated ceiling lighting. The SECOND BEDROOM SUITE has a large double bedroom with fitted bedroom furniture including wardrobes, a corner knee hole dressing table with chests of drawers to either side and further matching bedside chest, integrated ceiling lighting, a front window and an EN-SUITE BATHROOM with a panelled bath with shower over, vanity unit with marble surface with undermounted sink, drawers and cupboards, a WC and a bidet, tiled walls, integrated ceiling lighting and a window to the front. The THIRD BEDROOM SUITE has a double bedroom with a window to the rear, fitted wardrobes and matching bedside chests, integrated ceiling lighting, air conditioning and an EN-SUITE SHOWER ROOM with fully tiled shower, vanity unit with wash basin with cupboards and drawers beneath and a WC, tiled walls, integrated ceiling lighting and a small side window. BEDROOM FOUR is a double room in size and is currently used as an office and which has a wide bank of fitted wardrobes, with matching bedside chests, a window to the front and integrated ceiling lighting. The HOUSE BATHROOM has a period Bonsack suite with a panelled air bath, semi circular twin basin vanity unit, WC and bidet, part tiled walls, integrated ceiling lighting, ceiling cornice and a window to the front.

OUTSIDE

Fernfields stands proudly behind a dual entrance CARRIAGE DRIVEWAY laid in tarmacadam with brick paviour edging with two sets of wrought iron remote control gates, shaped front lawns, beds and borders. There is a DOUBLE GARAGE with a Pod Point 7kw EV charger, a remote controlled elevating door, electric light and power, storage cupboards, wall mounted Worcester Bosch central heating boiler and mega flow pressurised water cylinder. Remote controlled wooden gates to one side of the property open up onto a side terrace which provides further PARKING should it be required.

There is a full width entertaining terrace to the rear of Fernfields with a water fountain and steps leading to the level REAR GARDEN with further, sloping wild gardens beyond. The garden is wonderfully planted with a profusion of flowering shrubs and plants and is a beautiful backdrop to the house and there is an irrigation system to both the front and rear gardens.

We are informed by the Vendors that all mains water and electricity are connected, the heating is LPG and drainage is to a private sewer. There is a water softener system together with CCTV and a Hive smart thermostat control.

COUNCIL TAX BAND G – 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 are available

Mobile – Ofcom checker shows there is likely coverage both indoors and 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

Offers Around £1,325,000

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.







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