



Red Hill Lodge, 1 Ash Hill, Compton, Wolverhampton, WV3 9DR

BERRIMAN
EATON





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A skilfully extended six bedroom / four bathroom family home standing in a small and private enclave in a prestigious residential address.

REDHILL LODGE
1 ASH HILL, COMPTON

HOUSE: 238.3sq.m. 2565sq.ft.
GARAGE: 25.4sq.m. 274sq.ft.
TOTAL: 263.7sq.m. 2839sq.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

Ash Hill is an exceptionally sought after location within the Wolverhampton conurbation and has long since been hailed to be one of the finest residential addresses within the area.

Local facilities are readily accessible within Compton and Tettenhall Village, there is easy travelling to Wolverhampton City Centre and communications are excellent with mainline rail services running from Wolverhampton station and the M5, M6 and M6 Toll facilitating access to Birmingham and the entire national motorway infrastructure.

The area is particularly well served by schooling in both sectors with Wolverhampton Grammar School and Wolverhampton Girls High School both being easily accessible together with the entrance St Peters and St Edmund's School standing almost opposite the end of Ash Hill.

DESCRIPTION

Red Hill Lodge is a superb example of a substantial residence which is ideal for extended family occupation, and which is presented to exacting standards throughout. The property has been the subject of extensive works of remodelling, extension and improvement over the years, and it now provides a comfortable living environment with particularly spacious and flexible accommodation over both ground and first floors.

The property is presented to a high standard with fixtures and fittings of excellent quality, a particularly notable living kitchen which is the focal point of the ground floor and ample bedroom and bathroom provision throughout. There is double glazing, gas fired central heating and neutral décor.

ACCOMMODATION

A panelled front door with glazed panels to either side opens into the HALL with laminated flooring, cloaks and storage cupboard and a well appointed CLOAKROOM with a white suite of WC and wash basin with cupboards beneath, tiled floor and walls. The LOUNGE is a large room with a light corner aspect with windows to both the front and side, an Adams style fireplace with marble hearth and slips and living flame canopy gas fire and ceiling coving. There is a SITTING ROOM with a window and patio doors into the living kitchen, laminated flooring, ceiling coving and a door to an inner hall. The focal point of the ground floor is the stunning LIVING KITCHEN which has been fitted to a high standard with a comprehensive range of contemporary cabinetry with marble surfaces and a contrasting centre island with built in breakfast bar, a range of AEG appliances including and induction hob, extraction tower, electric oven, microwave, dishwasher together with a tall Neff larder fridge and tall Zanussi freezer. There is ample space for both living and dining areas beneath an atrium style roof with the entire room having gloss floor tiling with underfloor heating, windows to the side and rear and bifold doors to the garden. There is an adjoining SPICE KITCHEN with wall and base mounted cabinetry, a four ring stainless steel gas hob with built under electric oven and stainless steel extraction chimney above, tiled flooring and a side window and door.

A door from the sitting room leads to an INNER HALL with a rear window, an internal door to the garage and a door to the THIRD BEDROOM SUITE with bedroom six which has a light, corner aspect with windows to the front and rear, fitted corner wardrobes and a well appointed EN-SUITE SHOWER ROOM with a fully tiled shower, pedestal basin and WC, tiled floor and walls and a rear window.

A staircase from the hall rises to the first floor landing with windows to the front, ceiling coving and an airing cupboard. The PRINCIPAL SUITE has a large double bedroom with an extensive range of quality fitted furniture including wardrobes, a knee hole dressing table, chests of drawers and coordinating bedside tables, a light through aspect with windows to the front and rear, coved ceiling and a well appointed EN-SUITE SHOWER ROOM with a fully tiled corner shower, vanity unit and WC with concealed flush, tiled floor and walls and a rear window. The SECOND BEDROOM SUITE has a large double bedroom with fitted wardrobes and coordinating knee hole dressing table with chests of drawers to either side and cupboard together with matching bedside chests, a window to the rear, coved ceiling and a well-appointed EN-SUITE SHOWER ROOM with a fully tiled shower, vanity unit with wash basin and WC with concealed flush and tiled floor and walls. BEDROOM THREE is a good double room in size with a window overlooking the rear garden, an extensive range of wardrobes and matching chests of drawers. BEDROOM FOUR is a good double room in size with fitted corner wardrobes, matching bedside tables and knee hole dressing table together with two windows to the front and ceiling coving and BEDROOM FIVE is also a good room in size with fitted corner wardrobes, knee hole dressing table, chests of drawers and a window to the front. There is a BATHROOM with a panelled bath with shower over, WC with concealed flush and vanity unit with inset wash basin with cupboards beneath, tiled walls and a window.

OUTSIDE

Red Hill Lodge stands behind an impressive wide frontage in a large, corner plot with a DRIVEWAY laid in tarmac providing off street parking. There is a front lawn with stocked beds and an evergreen boundary together with a DOUBLE GARAGE with a remote controlled roller shutter door, an internal door to the inner hall and a UTILITY AREA with sink, plumbing for a washing machine and cupboards.

There is gated access on either side of the property to the REAR GARDEN with an extensive paved terrace to the side and rear of the house providing ample external seating areas, a shaped lawn, a matured evergreen outlook to the rear helping to provide a high degree of privacy, an external cold water supply, external lighting and a garden store.

We are informed by the Vendors that all mains services are connected

The property is in a conservation area.

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 the four main providers are likely to cover the area outside with two of the main providers likely to cover the area inside

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

Offers Around £875,000

EPC: C

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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