



Perton Springs, 25 Perton Road, Wightwick, Wolverhampton, WV6 8DN

BERRIMAN  
EATON



# Perton Springs, 25 Perton Road, Wightwick, Wolverhampton, WV6 8DN

A substantial, six bedroom family residence standing in an exclusive address with a large plot of almost two thirds of an acre in total with a large south facing rear garden

## LOCATION

Perton Road is one of the most sought after roads within the affluent suburb of Wightwick which is, in itself, one of the most favoured parts of Wolverhampton.

A wide range of local amenities are available within Tettenhall Village, Tettenhall Wood and the Perton shopping centre whilst the more extensive amenities afforded by the City Centre are within easy reach. Furthermore, the area is well served by schooling in both sectors.

Perton Springs stands on the preferred side of the road and benefits from a southerly aspect to the rear garden.

## DESCRIPTION

Perton Springs is an elegant 'Art Deco' influenced family home providing extensive accommodation over two storeys. The property has been well maintained over the years, and benefits from double glazing and gas fired central heating, but now offers buyers the opportunity to personalise the house, with a careful scheme of improvements, to make the house 'their own'.

One of the most impressive aspects of Perton Springs is the superb grounds within which it sits. There is a wide and deep, gated frontage together with a beautiful and fully matured garden to the rear. There is a total plot size of almost two thirds of an acre in total.

## ACCOMMODATION

An enclosed PORCH has a door opening into the RECEPTION HALL with oak parquet flooring, a useful shelved pantry cupboard and a GUEST CLOAKROOM. The DRAWING ROOM is a reception room of some note and size with a light, triple aspect with windows to the front side and rear and patio doors to the side and an elegant fireplace with living flame coal effect gas fire. There is a SITTING ROOM with a delightful aspect over the garden with rear windows and French door and a contemporary fireplace with living flame coal effect gas fire, wiring for wall lights and laminated flooring. The DINING ROOM has been extended to the rear with a walk in bay window with French doors to the garden, wiring for wall lights and glazed double doors opening into the GARDEN ROOM with tiled flooring, windows and doors to the garden, a door to a secondary entrance door to the front and a glazed door to LAUNDRY which has an internal door to the garage and a door to a SHOWER ROOM with a fitted suite of vanity unit, wash basin and corner shower. The BREAKFAST KITCHEN has a comprehensive range of wall and base mounted cupboards, space for a range style cooker with Rangemaster extraction chimney above, an integrated dishwasher, an integrated fridge and freezer together with an internal door to the SIDE HALL.

A fine, 1920's style staircase rises from the hall to the first floor landing with a storage cupboard. The PRINCIPAL SUITE has a double bedroom with a light through aspect with windows to both the front and rear, a wide range of bedroom furniture including wardrobes and knee hole dressing table with chests of drawers to either side and an EN-SUITE BATHROOM with a fitted suite with a bath, vanity unit and WC, tiled floor and walls and a roof light. The SECOND BEDROOM SUITE has a double bedroom with a light corner aspect with windows to the side and rear and an EN-SUITE BATHROOM with a bath with mixer tap with shower attachment, vanity unit and WC, tiled floor and walls and integrated ceiling lighting. There are FOUR FURTHER GOOD SIZE BEDROOMS and a BATHROOM with a full suite with a corner bath, separate fully tiled shower and a vanity unit with inset wash basin, WC with concealed flush and storage cupboard, part tiled walls and a rear window. There is also a SEPARATE CLOAKROOM with WC and wash basin, tiled floor and part tiled walls.

## OUTSIDE

The property stands well back from the road behind an impressive frontage with remote control gates opening onto a DRIVEWAY providing ample off street parking. There is a matured evergreen boundary helping to secure privacy, a shaped lawn and an INTEGRAL GARAGE with a remote controlled elevating door, concrete floor, fitted wall shelving, electric light and power and a wall mounted Vaillant gas fired central heating boiler together with an internal door to the laundry.

There is side access from the front to the wonderful REAR GARDEN which is a particular feature of the property with an extensive paved terrace, a large sweeping lawn with well planted and well matured beds with many productive fruit trees and borders creating a delightful, fully matured rear backdrop together with a naturally fed pool.

There is a total plot size of approximately 0.65 acres.

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 and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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  
£1,050,000

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.

**PERTON SPRINGS**  
25 PERTON ROAD, WIGHTWICK



HOUSE: 302.7sq.m. 3258sq.ft.  
GARAGE: 20.6sq.m. 222sq.ft.  
**TOTAL: 323.3sq.m. 3480sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE











