

West House
Patshull Hall, Burnhill Green, WV6 7HY

peterjames

## West House

Tettenhall – 7.0 miles Wolverhampton – 9.3 miles (Distances are approximate)

An exquisite three-bedroom residence forming part of the prestigious Patshull Hall, estate, steeped in history and set amidst beautiful South Staffordshire parkland.

Deceptively spacious with a modern yet stylish interior Porch

Striking 41ft reception hall creating a sense of grandeur and flow

Elegant 21ft lounge with feature windows offering views over the landscaped grounds

Impressive double height, 25ft kitchen fitted with quality integrated appliances including two fridges, two freezers, two ovens, microwave, and dishwasher Ground floor WC First floor landing with multiple storage cupboards

Luxurious master bedroom suite with walk-in wardrobe and stylish en suite bathroom

Second double bedroom with fitted wardrobes Further double bedroom

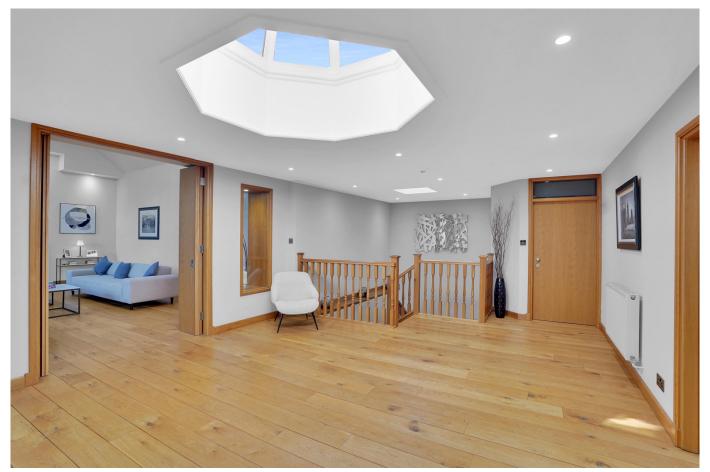
Family bathroom with separate bath and shower External courtyard with access externally from both floors Two parking spaces within the lease























## West House Patshull Hall

Approximate gross internal area of house 247.7 sq.m. 2666.2 sq.ft.

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE.



**EPC** - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

**Fixtures and Fittings** - All carpets and curtains are excluded from the sale but may be available by separate negotiation.



2 High Street, Tettenhall, WV6 8QT
Tel: 01902 754777
Email: sales@peterjamesproperty.com

www.peterjamesproperty.com