

The Latter House, Pattingham Road, Perton Ridge, Wolverhampton, WV6 7HD

BERRIMAN
EATON











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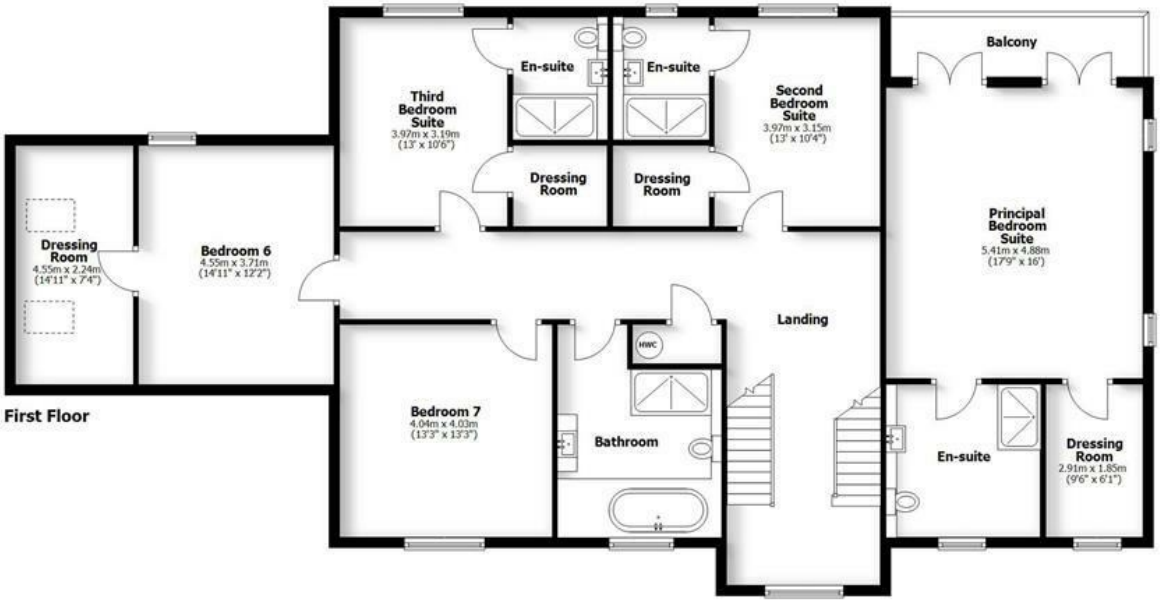
A recently built residence providing exceptional accommodation of just over 5,400 sq ft in total
in a large, south facing plot of approximately just over 0.4 acres in total

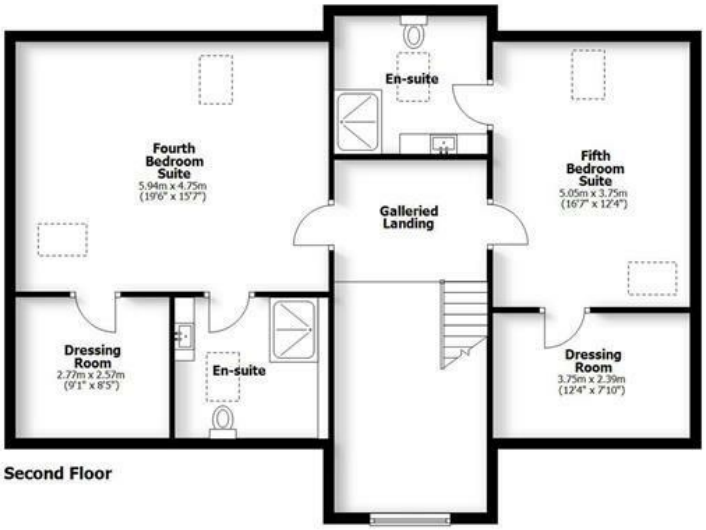
THE LATTER HOUSE
PATTINGHAM ROAD, PERTON RIDGE

TOTAL: 502.9sq.m. 5413sq.ft.

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



First Floor



Second Floor



Ground Floor



Basement

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 Latter House stands at the very start of Perton Ridge and benefits from a superb frontage and a level rear garden. There are panoramic views over undulating South Staffordshire and Shropshire countryside.

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. 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
The Latter House is a superb mansion style residence which was built approximately three years ago to an exceptional standard throughout. There are appointments of the highest quality with a contemporary finish. The entire property benefits from underfloor heating, there is a built in home vacuum system, a mechanical heat recirculation system and oak doors with the majority of the rooms having wiring for wall mounted TV's.

ACCOMMODATION
A double glazed, biometric door opens into a large HALL with tiled flooring, integrated ceiling lighting and a GUEST CLOAKROOM. Glazed double doors open into the THROUGH LOUNGE with bifold doors to the rear garden, windows to the front and side and a contemporary log burning stove set in an Inglenook style fireplace There is a superb, contemporary LIVING KITCHEN with extensive wall units with contrasting centre island with a Siemens induction hob with retractable filtration unit, an undermounted sink and large breakfast bar end. There are integrated Siemens appliances including an oven, a microwave oven, a coffee machine and a dishwasher. The entire room has bifold doors to the garden and tiled flooring and a door opens into the SPICE KITCHEN/UTILITY with a range of wall and base units, a four ring gas hob with oven beneath, plumbing for a washing machine and dishwasher, a wall mounted Vaillant boiler, tiled flooring and a double glazed door to the rear garden. The DINING ROOM has a bay window and second window to the front, tiled floor, integrated ceiling lighting and plumbing and electrics for the installation of a bar. The CINEMA ROOM has two windows to the front, wiring for wall mounted cinema style TV, a plant room and double doors open into the SITTING ROOM with bifold doors to the rear garden, a contemporary electric fire set in a formal surround and return door to the hall. From the hall steps with plinth lighting lead down to the BASEMENT which provides ample storage with lighting, and electrical points.

An oak and glazed staircase with plinth lighting rises to the galleried first floor landing with a window to the front and a cupboard housing of the pressurised hot water system. The PRINCIPAL BEDROOM SUITE has double doors opening onto the balcony with views over South Staffordshire farmland, an EN-SUITE and a DRESSING ROOM. There are TWO FURTHER BEDROOM SUITES both with EN-SUITE SHOWER ROOMS and DRESSING ROOMS. BEDROOM SIX has a DRESSING ROOM and BEDROOM SEVEN is also double in size. The HOUSE BATHROOM has a stand alone bath set on a raised dais, WC with automated lid and a shower with waterfall head and separate hose.

A further staircase rises to the upper floor with TWO BEDROOM SUITES with EN-SUITE SHOWER ROOMS and DRESSING ROOMS.

OUTSIDE
The Latter house sits behind electric double gates which open onto a large DRIVEWAY laid in tarmacadam with external lighting to the front of the property and an EV charging point. The GARDENS wrap around the side and rear of the property with large entertaining terraces with a shaped lawn beyond and a lovely open aspect.

We are informed by the Vendors that mains water and electricity are connected, drainage is to a septic tank and the heating is LPG underfloor
COUNCIL TAX BAND H – 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 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 low risk.

Offers Around £1,600,000 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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