

Andrew Grant  
PRESTIGE & COUNTRY



111 Feiashill Road

Trysull, WV5 7HT



# III Feiashill Road

Feiashill Road, Trysull, WV5 7HT

**4 Bedrooms    4 Bathrooms    4 Reception Rooms**

“Significantly improved and extended four bedroom family home with luxurious open plan living, countryside views and expansive gardens in a coveted rural setting...”

Scott Richardson Brown CEO

- Beautifully extended family home with versatile accommodation and countryside views, with no expense spared in a complete remodel
- Superb open plan living kitchen with island, skylights and bifold doors
- Stunning principal suite with Juliet balcony, skylights and luxury en suite
- Feature log burner linking the snug and dining room
- Generous landscaped gardens with deck, lawn and terrace
- Expansive driveway and integral garage providing ample parking
- Highly sought-after address close to village amenities and schooling



**2980 sq ft (276.9 sq m)**



## The kitchen and living room

Serving as the hub of family life, the open plan kitchen effortlessly combines cooking, dining and socialising. A sleek central island with integrated sink and breakfast bar sits beneath twin roof lanterns and pendant lights, while a wall of high gloss cabinetry conceals twin ovens and other integrated appliances. Bi-fold doors open onto the decked terrace, and the room flows into the adjoining living area.





Designed for relaxation and entertaining, the open plan living area complements the adjacent kitchen. Twin roof lanterns flood the room with light and a wall of sliding glass doors opens onto the decked terrace and lawn, drawing the outdoors in. From here, a versatile family room adapts to changing needs, from playroom to home office. Large French doors open directly onto the rear terrace and garden, while its position off the living area makes it ideal for hobbies or relaxation.



## The dining room

Perfect for family meals and entertaining, the dining room offers a charming setting. Character comes from exposed timber ceiling beams and leaded windows overlooking the front garden, while a double sided log burner forms a cosy focal point shared with the snug.





## The snug

Providing a peaceful retreat away from the main living spaces, the snug invites relaxation. A bay window with diamond leaded glazing overlooks the front garden, and the shared log burner linking to the dining room creates a warm focal point.



## The utility and shower room

Providing practical support for the household, a utility and separate shower room keeps everyday chores organised. A dedicated utility area accommodates laundry appliances and the hot water cylinder, while the adjoining wet room features a tiled walk in shower with overhead rain head, WC and wash basin flanked by twin windows. Situated off the kitchen, it offers convenient access after time spent outdoors.



## The hallway

Forming a welcoming first impression, the entrance hall links the principal ground floor rooms. An open oak staircase with glass balustrade rises to the first floor, and a leaded front window ensures a bright feel. Oak framed glazed doors open to the open plan living kitchen and reception rooms, while pendant lights and hardwearing flooring underscore the sense of quality.



## The principal bedroom

The principal bedroom is a luxurious sanctuary. Pitched ceilings with four Velux windows and a statement chandelier enhance its airy ambience, while French doors open onto a Juliet balcony framing views over the garden. A stained glass feature window and generous floor space provide a unique finishing touch.





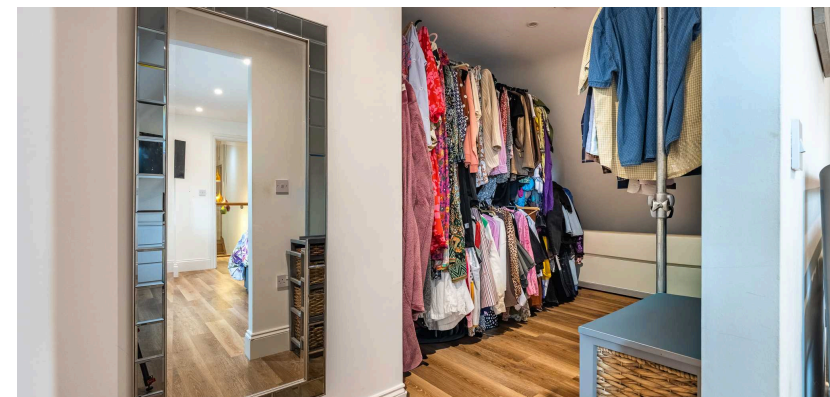
## The principal en suite

Serving the principal bedroom, this contemporary en suite combines style with practicality. A large walk in shower, lined with textured stone tiling and enclosed by clear glass, sits opposite a sleek wood fronted vanity with integrated basin and WC. A window and skylight draw in light, and neutral wall tiles create a calm backdrop.



## The second bedroom and dressing room

Currently arranged as a generous guest suite, the second bedroom benefits from its own dressing room. The bedroom has sloping ceilings with dormer and leaded windows, while the adjacent dressing room offers extensive hanging space. This suite occupies its own wing of the house, providing privacy and direct access to an en suite shower room.





## The second bedroom en suite

Positioned off the second bedroom, the en suite is fully tiled and thoughtfully designed for the sloping roofline. It features a generous shower enclosure with rainfall and handheld fittings beneath a Velux window, plus a modern vanity basin and WC.



## The third and fourth bedrooms

Two further bedrooms provide comfortable accommodation for family or guests. Each room features a pitched ceiling and hard flooring, with space for freestanding furniture, both bedrooms enjoy pleasant outlooks and are positioned close to the family bathroom for convenience.





## The bathroom

A modern family bathroom serves the remaining bedrooms. A freestanding double ended bath with wall mounted tap takes centre stage, accompanied by a pair of countertop basins set on a vanity and a WC.



## The garden

A wonderful extension of the living space, the rear garden offers ample room for recreation and entertaining. A broad deck runs along the back of the home, complemented by a paved seating area at the far end. A central path links the two terraces and frames open countryside views beyond the boundary fence, creating a peaceful setting for families and friends.



## The driveway and parking

At the front of the home, a sweeping tarmac driveway behind brick entrance pillars provides parking for several vehicles and gives access to the integral double garage. A lawned frontage with established hedging enhances kerb appeal and offers a pleasant outlook. Gated side access leads through to the rear garden.

## Location

Set along Feashill Road in Trysull, this address enjoys a wonderful blend of rural and village life. The surrounding countryside offers far reaching views and opportunities for walking and cycling, while the nearby village of Wombourne provides everyday amenities such as shops, cafés and schooling for all ages. Located south west of Wolverhampton, the area benefits from convenient road links connecting to the wider Midlands. Residents value the friendly community feel, open green spaces and ease of access to both countryside and town, making it an ideal setting for families and commuters alike.

## Services

Services are TBC.

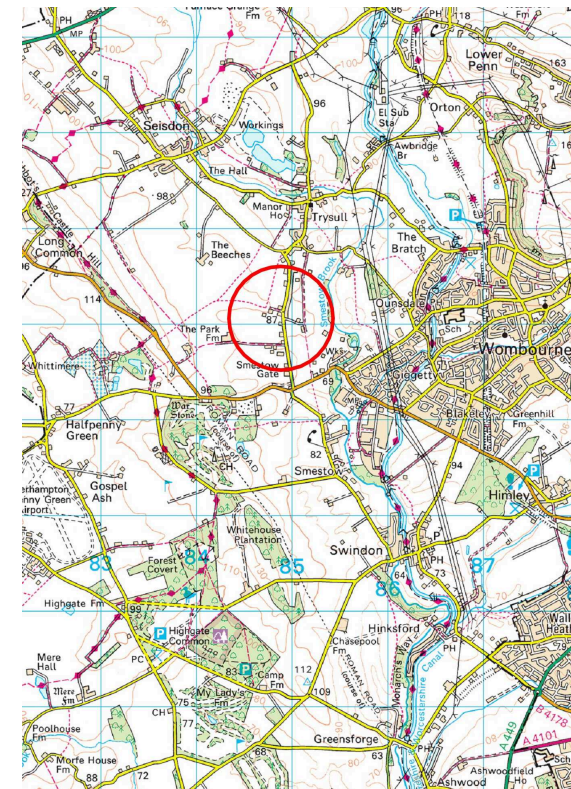
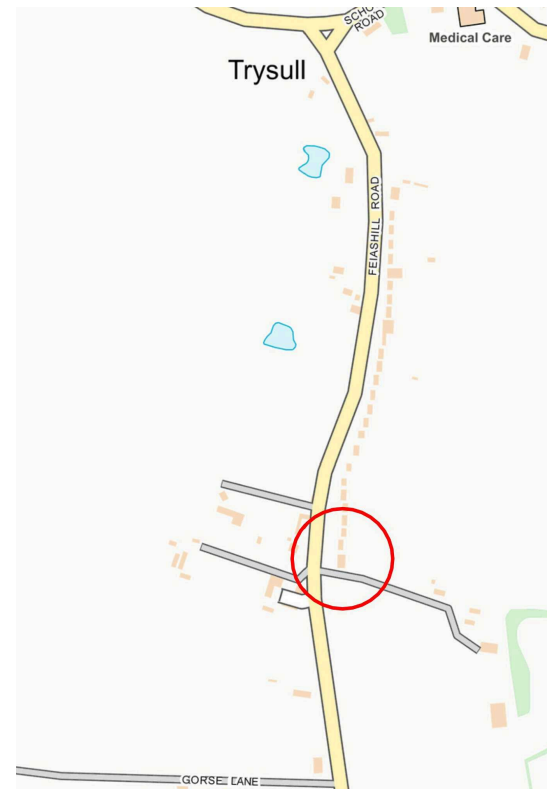
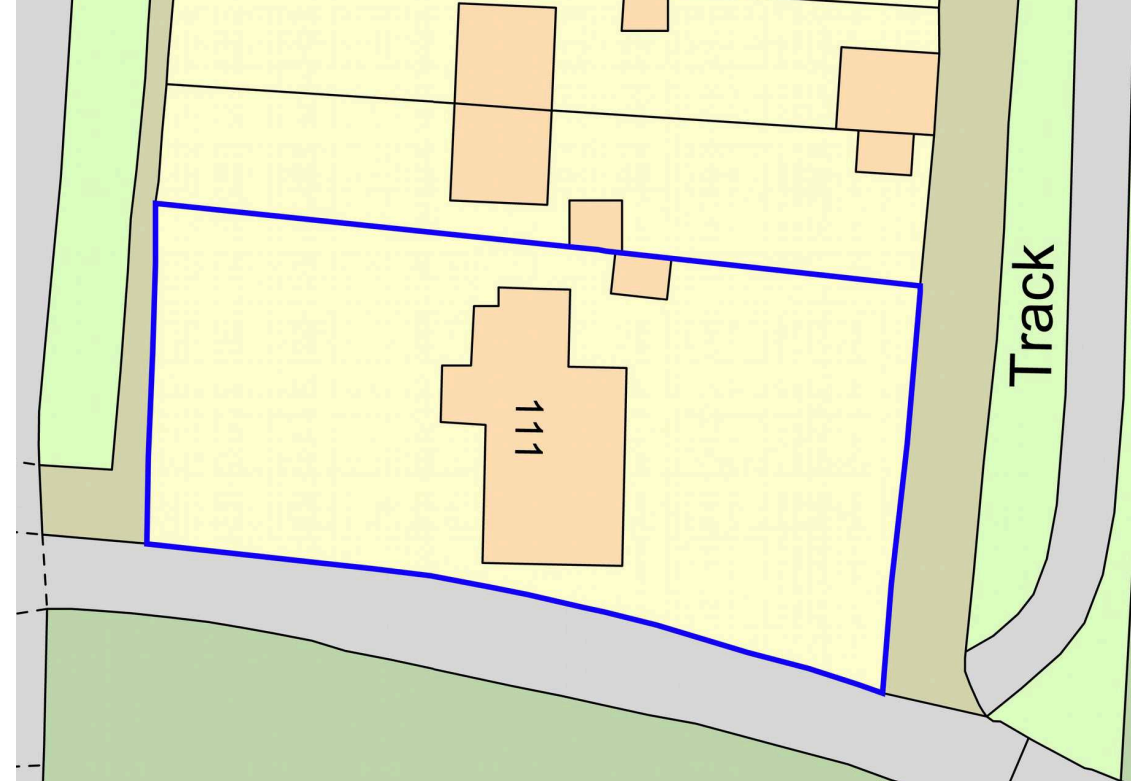
**Broadband Speed:** Standard broadband available. Download speeds up to 20 Mbps and upload speeds up to 1 Mbps (source: Ofcom checker).

**Mobile Coverage:** Likely available from EE, Vodafone and O2 (source: Ofcom checker).

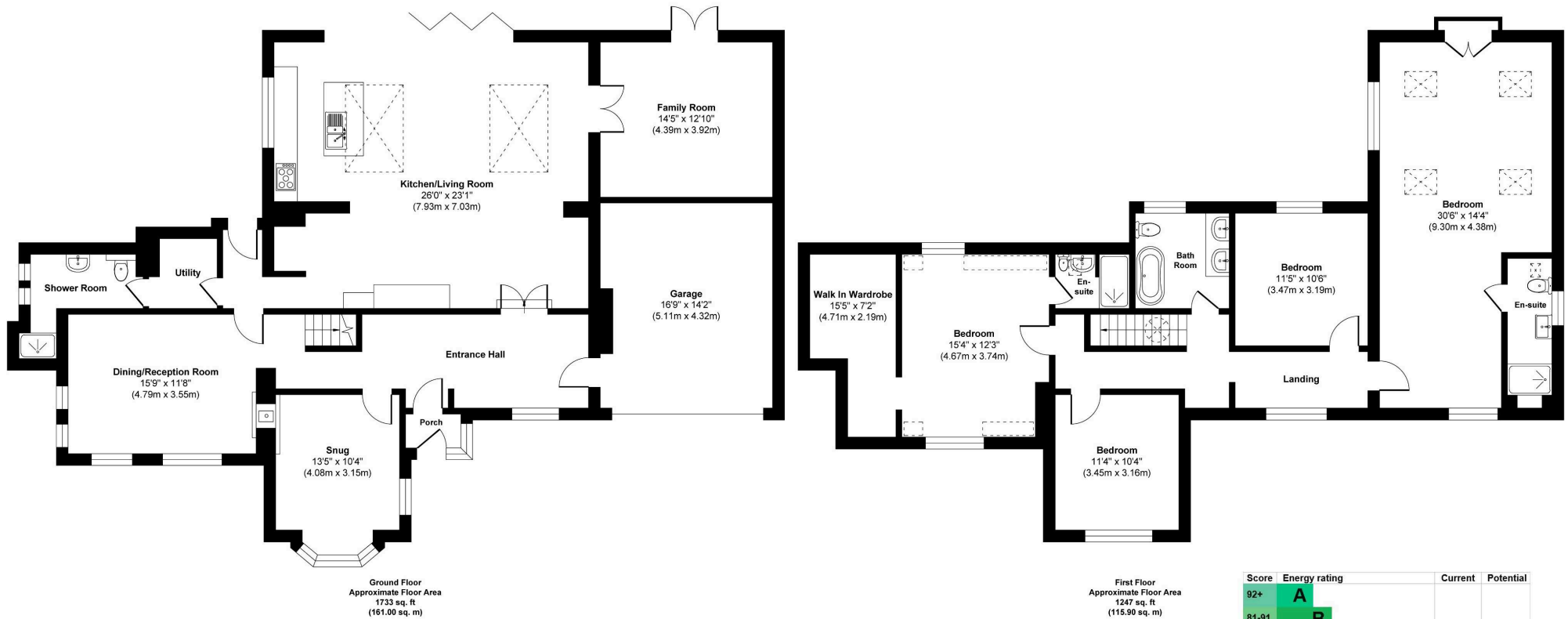
**Flood Risk (Long-term forecast):** According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and a low risk for surface water flooding.

## Council Tax

The Council Tax for this property is Band F.



# 111 Feiashill Road, Trysull WV5 7HT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Approx. Gross Internal Floor Area 2980 sq. ft / 276.90 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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