

Viewlands, 15 Perton Grove, Wightwick, Wolverhampton, WV6 8DH

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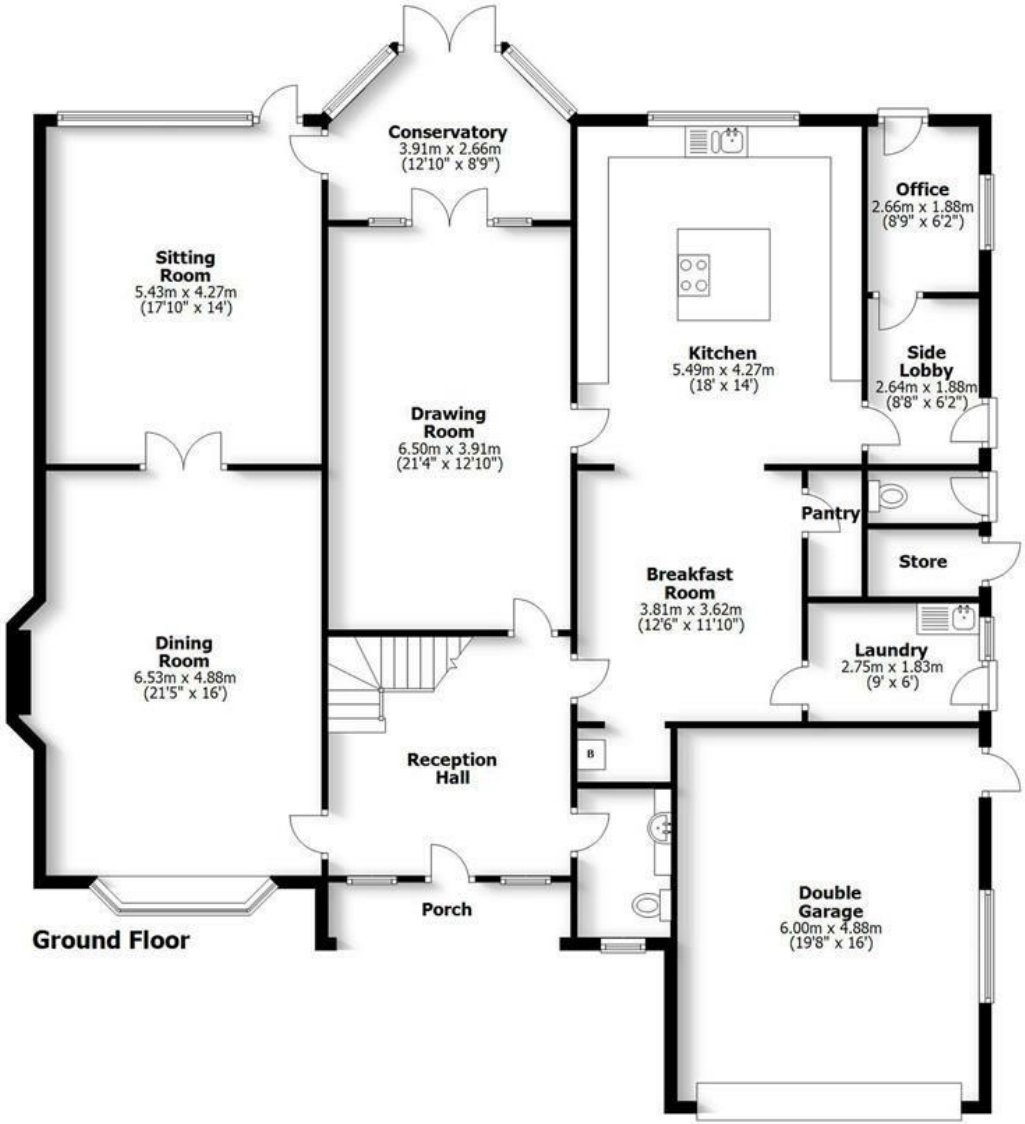
Viewlands, 15 Perton Grove, Wightwick, Wolverhampton, WV6 8DH

A fine family home with extensive accommodation and a large plot of over a quarter of an acre in total.

VIEWLANDS
15 PERTON GROVE, WIGHTWICK

HOUSE:	277.3sq.m.	2985sq.ft.
GARAGE:	29.3sq.m.	315sq.ft.
TOTAL:	**306.6sq.m.**	**3300sq.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

Perton Grove is a highly regarded cul-de-sac which lies just off the prestigious Perton Road at the heart of Wightwick which is one of the area's most sought after locations. An extensive array of local shopping facilities are available within Tettenhall Village, Tettenhall Wood and the Compton Shopping Centre whilst the further amenities afforded by the Perton Shopping Centre and Wolverhampton City Centre itself are within a few minutes drive and the area is well served by schooling in both sectors.

Viewlands is a substantial family home of much calibre with surprisingly spacious and versatile reception rooms to the ground floor creating a fine living environment.

The property has been well maintained over the years but now would benefit from a gentle scheme of improvement affording buyers the opportunity to make it "their own".

One of the principal attractions of Viewlands is the superb plot within which it stands with a generous frontage, a large rear garden and beautiful views over open countryside beyond.

ACCOMMODATION

An open PORCH has a front door opening into the RECEPTION HALL with polished wooden flooring, windows to the front, dado rail and a GUEST CLOAKROOM with a fitted suite of WC and vanity unit with wash basin with cupboards beneath, part tiled walls and a window. The DINING ROOM is a reception of some note with a brick fireplace with living flame coal effect gas fire, a bay window to the front, wiring for wall lights, ceiling coving and glazed double doors opening into the SITTING ROOM with a picture window and French door offering a beautiful, open aspect, a decorative white painted Adams style fireplace with marble hearth and slips and ceiling cornice. The DRAWING ROOM is, again, a room of some note with a dado rail, ceiling cornice and French doors and windows opening into the CONSERVATORY which is fully double glazed with French doors to the garden and a superb outlook. The KITCHEN has a full range of wall and base mounted cabinetry with a coordinating centre island, a Bosch induction hob and built in double oven, an integrated dishwasher, integrated ceiling lighting, ceiling cornice, a window to the rear and a wide open arch into the BREAKFAST ROOM which is a superb place for informal dining with a larder cupboard with fitted shelving and cold shelf. There is a LAUNDRY with wall and base mounted cupboards, plumbing for a washing machine, a sink, coved ceiling, part tiled walls and a door and window to the side. A door from the kitchen opens into a SIDE LOBBY with a door to the garden and a door to the OFFICE with a side window, coved ceiling and external door.

A staircase from the reception hall rises to the first floor part galleried landing with an airing cupboard with linen cupboard over, access to the roof space, dado rail, wiring for wall lights and a side window. BEDROOM ONE is a large room in size with a light, through aspect with windows to both the front and rear, a comprehensive range of fitted bedroom furniture including extensive wardrobe space, a knee hole dressing table with chests of drawers to either side and cupboards above and matching bedside tables together with a further chest of six drawers and integrated ceiling lighting. There are THREE FURTHER BEDROOMS, all of which have fitted furniture and BEDROOM FIVE could be used for a dressing room / playroom / study and there is a SHOWER ROOM with a white suite of WC, a wash basin set within a vanity unit with cupboards beneath and above, a fully tiled shower, part tiled walls and a window together with a separate WC with part tiled walls. The BATHROOM has a fitted suite with a panelled bath, WC, bidet and pedestal basin, part tiled walls, wiring for wall lights and a window to the rear.

OUTSIDE

Viewlands stands behind a wide frontage with a shaped front lawn and well stocked and planted beds and borders together with a DRIVEWAY laid in brick paviours providing ample off street parking along with a good size GARAGE with a remote controlled door, a wide bank of fitted storage cupboards, shelving, a side window and electric light and power. There is an external STORE and external CLOAKROOM with white suite.

There is gated access to the side to the delightful REAR GARDEN with a full width terrace laid in brick paviours and setts providing ample external seating and dining areas with the large shaped lawn beyond with beautifully planted and matured beds and borders and a beautiful open outlook to the rear over open fields and farmland. There is an external cold water supply and a timber garden shed.

There is a total plot size of approximately 0.27 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 broadband 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.

Offers Around £849,950 EPC: E

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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