



Springfield Cottage, 111 Taunton Avenue, Fordhouses, Wolverhampton, WV10 6PN

BERRIMAN
EATON

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LOCATION

Fordhouses lies to the north of Wolverhampton in a convenient and well-connected position, with excellent access to the A449, M6, M6 Toll and M54 motorway networks. Local amenities are available nearby, offering a wide range of shops, schooling and leisure opportunities.

DESCRIPTION

Springfield Cottage is a rare and historically significant detached residence, believed to date from the early 19th century and recognised by Wolverhampton City Council as a local heritage asset. Originally constructed as a farm worker's cottage forming part of the historic Springfield Farm, the property offers a unique opportunity to acquire a home of genuine provenance and character, thoughtfully enhanced for modern living whilst retaining its historic identity. Set within a generous plot of approximately 0.15 acres, with secure gated access, extensive parking, a detached double garage and modern upgrades including replacement windows, doors, a block paved driveway, EV charging point and air conditioning, the property provides a distinctive combination of character, practicality and flexibility.

ACCOMMODATION

The ENTRANCE HALL is entered through a composite wooden, part-glazed door with a mosaic floor and understairs storage. There is a LOUNGE which has large, double glazed windows to the front elevation, air conditioning unit, wooden flooring and log-burner set within a recessed fireplace with a sleeper mantle over and decorative coving. The CLOAKROOM has a vanity wash hand basin, low level wc, double glazed window to the front elevation and tiled floor. The DINING ROOM has double glazed double doors opening onto the rear garden and a staircase rising to the first floor landing, decorative coving and log-burner set within a recessed fireplace with wooden sleeper mantle and tiled hearth. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl stainless steel sink and drainer with a stainless steel mixer tap, double glazed window to the rear elevation and a range of integrated appliances including double oven, dishwasher, five-ring gas hob, fridge freezer, tiling to floor and door leading to the UTILITY ROOM which has matching units with single drainer sink unit, double glazed window to the front elevation and double glazed door leading to the rear garden, plumbing for a washing machine and space for a tumble dryer, integrated freezer, spotlights and tiled floor.

The staircase rises to the first floor LANDING which has a double glazed window to the front elevation and loft access. There are THREE DOUBLE BEDROOMS with double glazed windows and radiators. The principal bedroom has fitted wardrobes and bedroom two has a built-in wardrobe. The BATHROOM is fitted with a modern, white suite comprising a bath with shower over, pedestal wash hand basin, low level wc, fitted storage cupboard and double glazed opaque window to the front elevation.

OUTSIDE

The property occupies a generous plot extending to approximately 0.15 acres, providing a rare sense of space and separation from neighbouring properties. The property is approached via electronically operated gates, opening onto an impressive character block paved driveway providing parking for approximately eight vehicles. A dedicated EV charging point is also installed. The garage offers excellent flexibility and may be utilised as a home office, gym or hobby space, with further potential for conversion to ancillary accommodation, subject to the necessary planning consents. The gardens wrap around the property and include patio areas, lawned sections and established planting, creating a private and highly usable outdoor environment.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / 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>
The long term flood defences website shows very low risk

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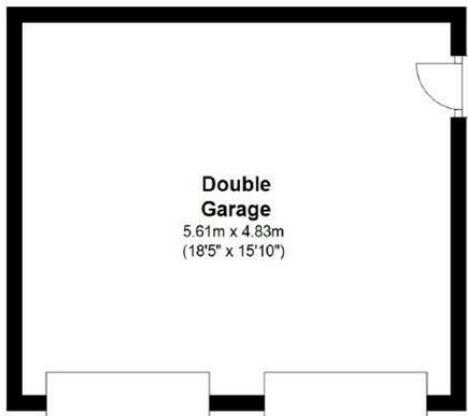
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Offers In The Region Of
£415,000

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.



SPRINGFIELD COTTAGE
111 TAUNTON AVENUE
FORDHOUSES

Approx Overall Floor Area
HOUSE: 96.7sq.m. 1040sq.ft.
GARAGE: 27.1sq.m. 292sq.ft.
TOTAL: 123.8sq.m. 1332sq.ft.

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE



