



Greenways, 45 Perton Road, Wigtick, Wolverhampton, WV6 8DE

**BERRIMAN**  
**EATON**

# Greenways, 45 Perton Road, Wightick, Wolverhampton, WV6 8DE

An incredibly rare development opportunity provided by a substantial family home with significant potential for improvement and enlargement, planning permission granted for two dwellings to the rear of the plot accessed off Quail Green and the further potential for an additional plot to the side of the house, fronting Perton Road, subject to gaining all of the usual and necessary consents and permissions. There is a total site area of approximately 0.9 acres in total

## LOCATION

Perton Road is one of the most sought after roads within the affluent suburb of Wightwick which is, in itself, one of the most favoured parts of Wolverhampton.

A wide range of local amenities are available within Tettenhall Village, Tettenhall Wood and the Perton shopping centre whilst the more extensive amenities afforded by the City Centre are within easy reach. Furthermore, the area is well served by schooling in both sectors.

## DESCRIPTION

Greenways offers an unusual and exciting development opportunity which is rarely found these days which could be ideal for developers or extended families. The principal residence requires a substantial scheme of modernisation and improvement with the potential for significant works of extension, subject to gaining all of the usual and necessary consents and permissions.

There is considered to be the possibility for the construction of a second Perton Road fronting property to the side of Greenways subject to gaining all of the usual and necessary consents and permissions. Furthermore, planning permission exists for the construction of two dwellings to the rear of the plot, both of which would be approached off Quail Green.

## GREENWAYS ACCOMMODATION

Greenways is a substantial home with elevations of architectural note and well balanced living areas internally. The accommodation currently comprises a timber framed PORCH with a HALL which leads to a fine DRAWING ROOM with wide circular bow window overlooking the gardens, a DINING ROOM which is, again, a room of fine proportions together with a SITTING ROOM with a light corner aspect with windows to both the front and side and there is also a SNUG with a window overlooking the rear gardens and a door to the BREAKFAST KITCHEN. A door from the dining room opens into a STUDY which is an ideal room for those wishing to work from home and a door from the kitchen opens into a SIDE HALL with doors to both the front and rear, a SECOND CLOAKROOM, a LAUNDRY / SPICE KITCHEN and there is a door into the garage.

A three rise staircase from the hall leads to the galleried landing. The PRINCIPAL BEDROOM SUITE has a large double bedroom with a generously proportioned EN-SUITE BATHROOM. There are THREE FURTHER GOOD SIZE BEDROOMS, A STOREROOM, A BATHROOM and a separate WC.

There is a total site area of approximately 0.9 acres.

## OUTSIDE

The plot has a wide frontage to Perton Road with a DRIVEWAY laid in tarmacadam providing ample off street parking. There is a GARAGE with workshop and a UTILITY ROOM. There is a beautifully matured GARDEN to the rear with sweeping lawns, well planted beds and borders and a superb degree of privacy. There is an area to the side of the house with two greenhouses, timber garden shed and garden store and there is also an ornamental fish pool.

## PLANNING PERMISSION

Planning Permission was granted on 28th June 1979 for the 'Erection of four houses and garages and garage for Greenways'.

Application No. A/C/1128/79

Metropolitan Borough of Wolverhampton

Please note as two of the four houses were built it is believed that this permission remains valid although buyers must satisfy themselves in this regard.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND G - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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**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.

**45 PERTON ROAD  
WIGHTWICK**

HOUSE: 237.6sq.m. 2558sq.ft.  
 GARAGE & WORKSHOP: 29.5sq.m. 317sq.ft.  
**TOTAL: 267.1sq.m. 2875sq.ft.**

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







