



Farthings Hill, Pattingham Road, Perton Ridge, Nr. Pattingham, WV6 7AA

BERRIMAN
EATON





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An individually designed Perton Ridge residence which stands within unusually large gardens with a total plot of a little under one and a quarter acres in total with broadly level and undulating grounds which, again, is unusual for a property on The Ridge.

FARTHINGS HILL
PATTINGHAM ROAD, PERTON RIDGE

HOUSE: 208sq.m. 2239sq.ft.
GARAGES: 55.6sq.m. 598sq.ft.
TOTAL: 263.6sq.m. 2837sq.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 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 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

Farthings Hill is a substantial family home standing within a superb plot of just under one and a quarter acres in total with extensive, sweeping lawns which are broadly level with gently undulating grounds to the rear which is unusual for a property in this address.

Internally the house benefits from well proportioned living accommodation over ground and first floors which has been well maintained over the years but which would now benefit from a scheme of modernisation affording buyers the opportunity to personalise the house to their own individual tastes and preferences. There is ample scope for extensions, subject to gaining all of the usual and necessary consents and permissions.

ACCOMMODATION

A wide, open fronted semi-circular PORCH with fluted columns has a glazed front door with wrought iron balustrading opening into the HALL with a cloaks and storage cupboard, an understairs store and a GUEST CLOAKROOM with floral suite of WC and wall hung wash basin, a side window and wiring for wall lights. The DINING ROOM is a well proportioned reception room with sliding patio doors to the rear garden with outstanding views, wiring for a picture light and ceiling cornice. Panelled double doors open into the DRAWING ROOM with panelling to two of the walls, an open fireplace with formal surround and marble hearth, wiring for wall lights, two arched display niches and patio doors and windows to the rear garden with outstanding views. There is a SITTING ROOM with a side window and ceiling coving and the BREAKFAST KITCHEN has wall and base mounted cabinetry, an electric double oven Aga, a built in oven, plumbing for a dishwasher, a light corner aspect with a window to the side and patio door to the garden and a door into the LAUNDRY with plumbing for a washing machine, a glazed external door, a large walk in pantry with fitted shelving and window and a walk in store cupboard with side door, water softener and central heating boiler.

A staircase from the hall rises to the first floor landing with three windows to the front, a linen cupboard and an airing cupboard. The PRINCIPAL SUITE has a double bedroom with a light corner aspect with windows to the side and rear, a wide bank of fitted wardrobes and open arches either side of the bed leading to a DRESSING ROOM with wardrobes, chests of three drawers and a window to the rear. There is a large EN-SUITE BATHROOM with an over sized bath with marble surround standing on a raised plinth with fluted columns, a vanity unit with twin undermounted wash basins with cupboards beneath, a WC with concealed flush and a secondary walk in bath together with windows to the rear, decorative fluted wall mouldings and picture rail. BEDROOM TWO is a good double room in size with a light, through aspect with windows to both the front and rear and a built in wardrobe. BEDROOM THREE is a double room in size with a window to the rear and a built in wardrobe and BEDROOM FOUR is also a good room in size with a side window and ceiling coving. The HOUSE BATHROOM has a coloured suite with a panelled bath with mixer tap with shower attachment, pedestal basin, bidet and WC, part tiled walls, decorative mouldings and a side window.

OUTSIDE

Farthings Hill stands well back from Pattingham Road and is well shielded and enjoys a considerable degree of privacy. The house is approached over a long, sweeping, TREE LINED DRIVEWAY through wrought iron gates and leads to a substantial area of parking for many vehicles on the forecourt. There is an attached DOUBLE GARAGE with a roller shutter door and courtesy door to the side together with a separate, DETACHED DOUBLE GARAGE with twin elevating doors.

There are extensive and level lawns to the front and side of the property with the grounds having reached a considerable degree of maturity with well planted beds and borders and many specimen trees. There is a paved terrace to the side of the house and the lawns sweep around the property to the rear with, again, extensive areas of lawn which are gently undulating and which benefit from much maturity and outstanding, panoramic views to the rear for which The Ridge is renowned. There is an extensive, paved entertaining terrace to the rear of the house and the REAR GARDEN benefits from a preferred southerly rear aspect.

We are informed by the Vendors that mains water and electricity are connected, the central heating is oil fired and drainage is to a septic tank.

COUNCIL TAX BAND G – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Offers Around £1,095,000

EPC: F

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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