



The Ostlers, 3 Patshull Hall Mews, Burnhill Green, South Staffordshire, WV6 7HY

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A stylish and spacious, Grade II Listed residence of character in the grounds of Patshull Hall

LOCATION

The Ostlers stands within the grounds of Patshull Hall and is within convenient travelling distance of Wolverhampton and within a few minutes drive of Albrighton where there is a wide range of shops and other amenities. The Perton shopping centre and Telford are easily accessible. Junction 3 of the M54 is some ten minutes drive away and there is a selection of both independent and maintained schools available.

DESCRIPTION

The Ostlers was created by an imaginative conversion of part of the original stable block of the fine Grade I listed Patshull Hall. Many original features were retained including much exposed old oak which is now blended with modern fittings and appointments which include gas fired central heating.

It is approached over the main entrance drive of Patshull Hall and then through the original cobbled courtyard. Built of mellow brick it has a tiled roof and feature coach house windows.

ACCOMMODATION

The front door opens into a RECEPTION HALL with stone floor, rafted ceiling, wiring for wall lights and a door to the CLOAKROOM with a white suite of wc and pedestal wash basin, decorative Coalbrookdale cast iron fireplace, stone flooring and inset ceiling lighting. The bedroom accommodation is all to the ground floor with a PRINCIPAL BEDROOM SUITE of a large double bedroom with a comprehensive range of fitted furniture including ample wardrobe provision, matching bedside tables and bedhead, knee-hole dressing table with cupboards to either side and drawer beneath, a window to the front, ceiling beam and integrated ceiling lighting together with a shower room with a white suite with a fully tiled shower cubicle, wc and pedestal wash basin and integrated ceiling lighting. There is a SECOND BEDROOM SUITE with a double bedroom with a window to the front, integrated ceiling lighting and two built-in wardrobes together with an ensuite bathroom with a white suite of panelled bath, separate fully tiled corner shower cubicle, wc, wash basin and integrated ceiling lighting.

A staircase rises from the entrance hall to the first floor, part-galleried LANDING with rear window and glazed doors. There is an excellent PRINCIPAL RECEPTION ROOM with a superb vaulted and rafted ceiling creating a spacious and light main room which is arranged to provide a lounge area with two cast iron Coalbrookdale style fireplaces, each with white-painted mantle surround, wiring for wall lights, windows to both the front and rear elevations and a dining area with a cast iron stove set within a recessed fireplace with a white-painted wooden mantle surround and wiring for wall lights.

There is a BREAKFAST KITCHEN with a full range of wall and base mounted units with inset sink unit, inset Siemens hob unit, stainless steel extractor above, Britannia stainless steel double electric oven, integrated Siemens dishwasher, integrated Siemens fridge and freezer, integrated ceiling lighting, a co-ordinating breakfast bar and a rafted ceiling.

OUTSIDE

The property stands within a delightful position within the grounds of Patshull Hall overlooking the pretty communal front courtyard. The property benefits from a single allocated parking space.

TENURE

Leasehold. We understand that the property is leasehold and is held on a lease for a term of 200 years from 1st April 2002 at a current ground rent of £50 per annum (rising). Prospective purchasers are advised to check the details of the lease with their Solicitor as the agents have not had sight of the lease.

SERVICE CHARGE

There is currently a service charge payable of £550 per annum.

SERVICES

We are informed by the Vendors that mains water and electricity are connected and the central heating is LPG fired and drainage is to a treatment plant.

COUNCIL TAX BAND E - South Staffordshire DC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

DIRECTIONS

Proceed out of Tettenhall on the A41, shortly after passing the Oaken Arms on your right hand side bear left at the traffic lights towards Shifnal on the A464 (Holyhead Road), turn left onto Patshull Road, after approximately 1 mile enter into Patshull Hall grounds. Follow the driveway towards the hall, once you are through the stone gates and in the quadrant turn right, go under the stone archway and the parking space is fifth on your right.

What3words app ///brushing.conqueror.goggle

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£259,950

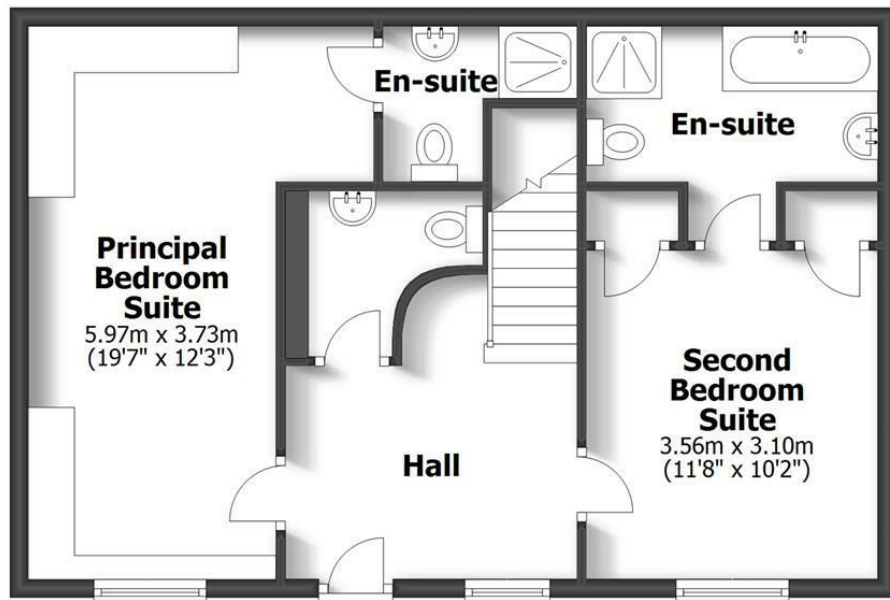
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

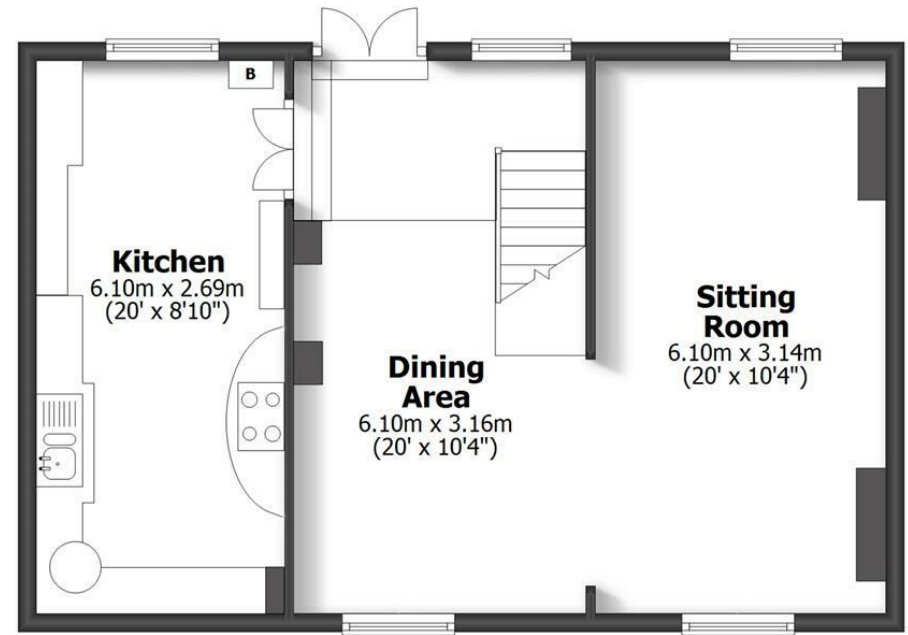


THE OSTLERS
3 PATSHULL HALL MEWS, BURNHILL GREEN

TOTAL: 111.2sq.m. 1198sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

