



Pennygate, Paradise Lane, Slade Heath, Wolverhampton, WV10 7NZ

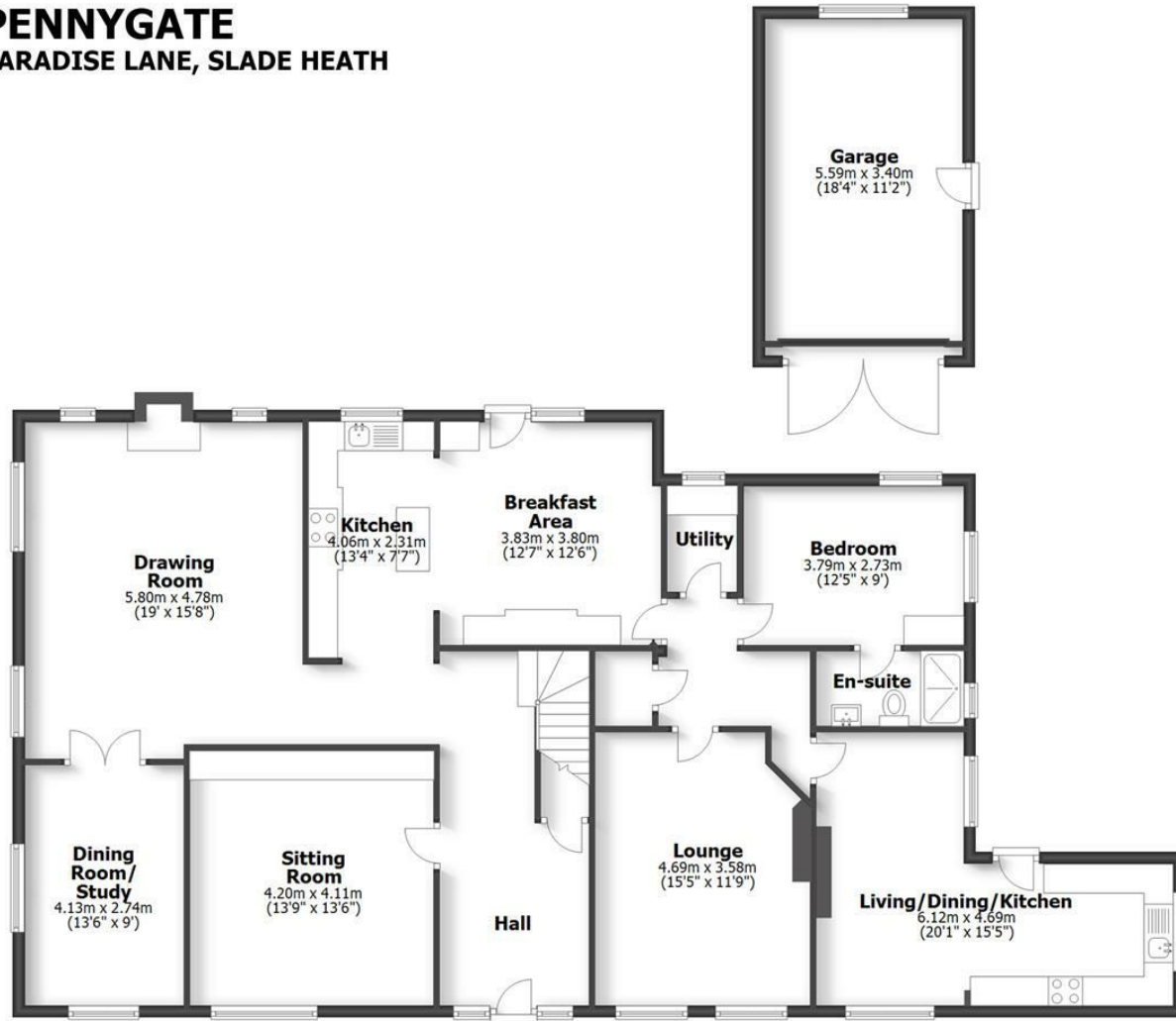




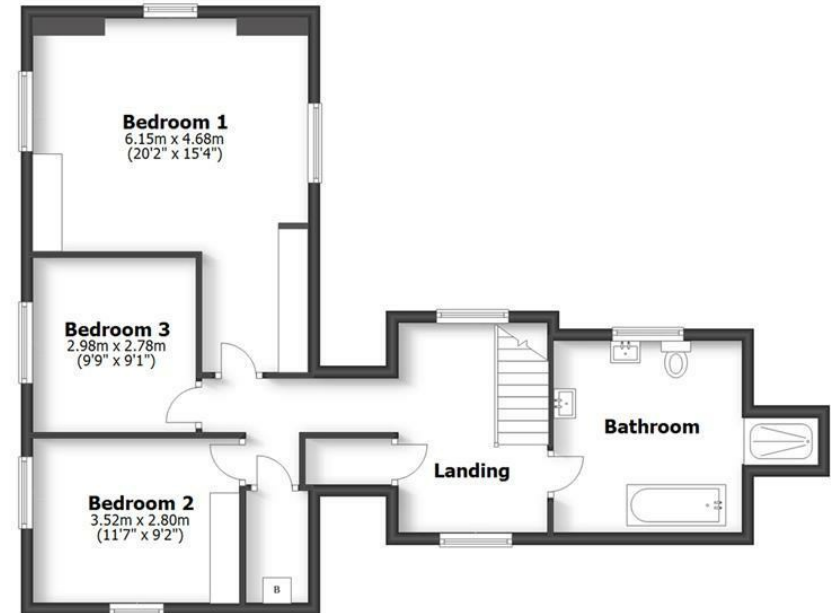
Pennygate, Paradise Lane, Slade Heath, Wolverhampton, WV10 7NZ

A superbly presented detached cottage with rooms of generous proportions over both ground and first floors with the added benefit of a one bedroom annex in a quiet countryside location

PENNYGATE
PARADISE LANE, SLADE HEATH



Ground Floor



First Floor

HOUSE: 234.1sq.m. 2520sq.ft.
 GARAGE: 19sq.m. 205sq.ft.
TOTAL: 253.1sq.m. 2725sq.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

Paradise Lane runs off New Road which is the road leading from the Old Stafford Road close to The Three Hammers Golf Centre to Featherstone. Shopping facilities are available in Coven and Fordhouses. The centre of Wolverhampton, Penkridge and Stafford are easily accessible and there is convenient connection to Junction 2 of the M54. There is a wide range of schools in both sectors within convenient travelling distance.

DESCRIPTION

Pennygate has been much improved by the current owners over the years and offers generous accommodation in a quiet countryside location. There is flexible use on the ground floor with three reception rooms and a breakfast kitchen along with a one bedroom annex with a further kitchen and fourth reception room.

There is gas fired central heating, leaded double glazing, a garage, drive, beautiful gardens and open countryside views.

ACCOMMODATION

An oak framed open PORCH has a wooden door and windows opening into the HALL with polished wooden flooring, coving, part wall panelling and a useful understairs cloaks and storage cupboard. There is an open doorway into a large breakfast kitchen with a range of wall and base units with marble working surfaces, coordinating centre island, under cupboard lighting, display cabinets, a five ring Bosch gas hob, double electric oven, integrated dishwasher, undermounted sink, windows and a stable style door to the rear, polished wooden flooring, integrated ceiling lighting and ceiling coving. A further open doorway leads into the DRAWING ROOM with windows to two elevations, a cast iron stove with wooden mantle over, cornicing, polished wooden flooring and double doors into the DINING ROOM / STUDY with windows to the front, ceiling cornice and coved ceiling. The SITTING ROOM has windows to the front, beamed ceiling and a range of cupboards.

A staircase with wooden balustrading rises to the first floor landing with a window to the front, integrated ceiling lighting, a large storage cupboard and a linen cupboard housing the boiler. BEDROOM ONE is a good size double bedroom with fitted wardrobes, windows to two elevations and integrated ceiling lighting. BEDROOM TWO is also a double room in size with integrated ceiling lighting, windows and wood laminate flooring. BEDROOM THREE is also a good size with integrated ceiling lighting and a window. The HOUSE BATHROOM has a standalone bath, a mosaic tiled shower cubicle, twin sinks with vanity drawers beneath, WC, part tiled walls, integrated ceiling lighting and far reaching countryside views.

ANNEX

A door from the breakfast kitchen opens into the HALL with coved ceiling, integrated ceiling lighting and a large cloaks and storage cupboard. The LOUNGE has ceiling cornice and coving, wiring for wall lights, a coal effect gas fire in formal surround and windows to the front. There is a LIVING / DINING / KITCHEN with ample space for seating and dining, integrated ceiling lighting throughout, coved ceiling, windows to two elevations and a door to the rear garden. The kitchen area has a range of wall and base units with under cupboard lighting, butchers block working surfaces, a four ring gas hob with filtration unit above, a double electric oven, integrated fridge and freezer, sink and drainer, part tiled walls and wood laminate flooring. The BEDROOM is a good double room in size with windows to two elevations with an EN-SUITE SHOWER ROOM with a fully tiled shower cubicle, wash basin with vanity cupboards beneath, WC, tiled floor, integrated lighting and a window. There is a UTILITY with plumbing and space for a washing machine and tumble dryer.

OUTSIDE

Pennygate sits behind a gravelled front garden with mature shrubs to the borders and a gravelled DRIVEWAY leading to the GARAGE with electric light and power, courtesy door to the rear garden. Please note, the garage doors are not in use but could be reinstated.

The GARDEN is to the side and rear of the property with gravelled seating areas, an area of raised decking, shaped lawn, mature shrubs to the borders, a concealed bin area, a composting area, an area of hardstanding with a shed and gravelled path to the rear of the property with an area of decking with external lighting and a BAR with electric light and power far reaching countryside views.

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

Offers Around £699,950

EPC: D

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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