



Elan Ridge, Pool House Road, Wombourne, Wolverhampton, WV5 8AZ

BERRIMAN
EATON

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WOMBOURNE OFFICE
EPC: E

LOCATION

Elan Ridge is situated on Pool House Road approximately one mile from Wombourne village which provides a variety of amenities including grocery shops, a library, doctors and dental surgeries. There are schools catering for all age groups together with leisure facilities. Within the village green there is a cricket, bowls and tennis club. For anyone enjoying walking or cycling there is local access to the canal and railway walks.

DESCRIPTION

Elan Ridge is an elegantly appointed detached family home with colonial façade, occupying a generous plot, benefitting from a carriage driveway with two sets of gates which afford a high degree of privacy and ample parking with a detached garage. The rear garden is delightfully mature with a private aspect, fenced pond and enclosed well established borders, backing onto fields. The internal accommodation briefly comprises an impressive hallway with galleried landing, office, lounge, dining room, breakfast kitchen, games room, conservatory and separate utility and downstairs cloakroom to the ground floor. To the first floor there is a modern family bathroom with freestanding bath and steam shower, six generous bedrooms, an en-suite to the principal bedroom and a jack and jill en-suite to bedrooms two and three. The property benefits from central heating and double glazing.

ACCOMMODATION

The large ENTRANCE HALLWAY is accessed through a composite door and has a radiator, a double glazed window to the front elevation, understairs storage cupboard with hanging rail and the staircase rising to the first floor mezzanine landing with wooden balustrades. The KITCHEN/DINING AREA is fitted with a range of wall and base units with complementary work surfaces and inset 1½ bowl sink unit with mixer tap. There is space for a Range style oven with extractor over, integrated dishwasher, integrated fridge, fitted wine rack, part tiled walls, tiled floor and down lighting. There is a radiator and double glazed leaded windows to the rear and side elevations. The DINING AREA has a radiator and double glazed leaded window to the rear elevation. Double doors lead through to the DINING ROOM which has a marble feature fireplace with provision for an electric fire, two radiators, wall light points, decorative coving and ceiling mouldings and double glazed leaded French doors leading to the rear garden with double glazed leaded windows either side. A door leads into the STUDY with fitted office furniture and shelving, a radiator and double glazed leaded window to the front elevation. The UTILITY has a range of wall and base units with complementary work surfaces and inset 1½ bowl sink unit with mixer tap. Worcester central heating boiler, part tiled walls, tiled floor and a double glazed leaded window to the rear elevation and a double glazed opaque leaded door to the rear garden. The downstairs CLOAKROOM has a low level W.C. and a vanity wash hand basin. Tiled walls and floor. The LOUNGE has an Adam style feature fireplace with inset electric fire, two radiators, decorative coving, wall light point and two large double glazed leaded windows. The GAMES ROOM has a radiator, fitted spotlights, wooden dado rail and double glazed leaded French doors with double glazed leaded windows either side leading into the CONSERVATORY which is double glazed with a glass roof. There are two radiators, two large ceiling fans and French doors lead out to the rear garden.

The staircase rises to a mezzanine landing with two leaded double glazed windows to the front elevation and loft access. The BATHROOM is fitted with a white suite and comprises a free standing jet bath, his and hers sinks, low level W.C. and a large glazed shower cubicle with multi head jets and radio facility. There is a range of fitted storage cabinets, spotlights, radiator, part tiled walls, tiled floor and a double glazed opaque window to the front elevation. The PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes with overhead storage, bedside tables, chests of drawer and two dressing tables. There is a radiator, spotlights, a double glazed leaded window to the rear elevation and a door into the EN-SUITE which is fitted with a coloured suite comprising his and hers wash hand basins with vanity storage beneath, mirrored backdrop and fitted shelving. There is a large panelled bath, low level W.C., heated towel rail, tiled floor and an opaque double glazed window to the front elevation. BEDROOM TWO has a range of fitted wardrobes with overhead storage, fitted chest of drawers incorporating a dressing table, double glazed leaded window to the rear elevation, a radiator and a door to the JACK AND JILL EN-SUITE which has a shower cubicle with multi-headed jets, low level W.C., pedestal wash hand basin, chrome heated ladder towel rail, tiled floor and wall, spotlights and a double glazed opaque window to the rear elevation. BEDROOM THREE has a range of fitted wardrobes with overhead storage and a dressing table, radiator and double glazed leaded windows to the rear elevation. This bedroom also has a door into the adjoining JACK AND JILL EN-SUITE. BEDROOM FOUR has wall light points, a radiator and a double glazed leaded window to the front elevation. BEDROOM FIVE has a range of fitted wardrobes, radiator and a double glazed leaded window to the rear elevation. BEDROOM SIX has a range of fitted wardrobes with overhead storage, dressing table, a radiator and a double glazed lead window to the front elevation.

OUTSIDE

The property is approached by a large carriage creteprint driveway with two sets of gates, large lawned foregarden and well established trees and borders and a wall to the boundary. There is side access to the detached GARAGE which has elevating door, a double glazed window to the side and a pitched roof. The rear garden has a large creteprint patio with additional decking patio. The rear garden is a particular feature of the property due to its size and there is a pathway through the large lawned garden with a vast array of trees providing a large degree of privacy. There is a pond enclosed by decorative fencing and a timber SUMMERHOUSE to the rear of the garden.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND G – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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Offers Around
£775,000

EPC: E

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.



ELAN RIDGE
POOL HOUSE ROAD, WOMBOURNE

HOUSE: 297.8sq.m. 3205sq.ft.
 GARAGE: 29.9sq.m. 322sq.ft.
TOTAL: 327.7sq.m. 3527sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



