



Hearthcote House, Poolhouse Road, Wombourne, Wolverhampton, South Staffordshire, WV5 8AZ

BERRIMAN
EATON

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Hearthcote House is a wonderfully appointed traditional detached family home which has been extended and improved upon considerably during the current owners tenure. The property occupies a generous position with a large gravelled driveway, garage and a stunning private rear garden bordering agricultural fields. The property benefits from central heating and double glazing.

(WOMBOURNE OFFICE)

EPC: C

LOCATION

Poolhouse Road is situated on the edge of Wombourne, close to the Bridgnorth Road. There is convenient access into Wombourne Village as well as the major transport links to both Wolverhampton, Dudley and Stourbridge. There are bus stops close by and Sainsburys is within walking distance. Poolhouse Road leads into Ounsdale Road where both Wombourne High School and Westfield Community Primary School are situated, with St Benedicts, St Bernadettes and Blakeley Heath Primary Schools also close by. The Village itself has many shops and facilities including dentists, doctors, chemists and a library.

DESCRIPTION

Hearthcote House is a wonderfully appointed traditional detached family home which has been extended and improved upon considerably during the current owners tenure. The property occupies a generous position with a large gravelled driveway, garage and a stunning private rear garden bordering agricultural fields. The internal accommodation briefly comprises three large reception rooms, kitchen dining room with separate utility and cloakroom/wc to the ground floor. To the first floor there is a principal bedroom with dressing area fitted with an extensive range of wardrobes and an en-suite. There are three further double bedrooms and a fifth bedroom which could easily be used as an office or nursery. The family bathroom has been recently refitted to a very high standard. The property benefits from central heating and double glazing.

ACCOMMODATION

A bespoke wooden door with opaque leaded inserts and matching side window opens into the ENTRANCE HALLWAY with staircase rising to the first floor landing, radiator, decorative picture rail and understairs storage and cloak cupboard. An open arch leads into the SITTING ROOM which has a double glazed leaded bay window to the front elevation and radiator. The formal DINING ROOM has double glazed leaded bay window to the front elevation, radiator and double doors into the LIVING ROOM which has a log-burner, vaulted ceiling with double glazed Velux and double glazed leaded French doors onto the rear garden, and wiring for wall lights. The DINING KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, central island with a range of storage solutions, inglenook recess with a space for a range-style cooker with fitted extractor, integrated appliances including dishwasher, space for fridge freezer, tiled floor, double glazed French doors and double glazed leaded window to the rear elevation, double glazed Velux skylight, part-panelling to the walls and archway into the UTILITY which has a stable-style door onto the rear garden and matching wall and base units to those in the kitchen with complementary work surfaces, 1½ bowl sink and drainer with mixer tap, wall-mounted central heating boiler, plumbing and space for washing machine and tumble dryer, tiled floor, radiator, and door to CLOAKROOM with low-level wc, pedestal wash hand basin, double glazed leaded opaque window to the side elevation, tiled floor and radiator. A door leads into the GARAGE with electronically operated roller-shutter door.

The staircase rises to the first floor split LANDING with wooden balustrades, loft access, wiring for wall lights, double glazed leaded window to the side elevation and radiator. The PRINCIPAL BEDROOM has double glazed leaded windows to the front and rear elevations, a range of fitted wardrobes with sliding doors, spotlights, two radiators and DRESSING AREA with a range of wardrobes leading through to the ENSUITE with his 'n' hers wash hand basins atop a vanity unit with stainless steel mixer taps, walk-in double shower cubicle, low-level wc, heated towel rail radiator, double glazed opaque leaded window to the rear elevation, spotlights and tiled walls. There is a DOUBLE BEDROOM 2 with double glazed leaded window to the front elevation, a range of fitted wardrobes and drawers with downlights, radiator and picture rail. A further DOUBLE BEDROOM 3 has a double glazed leaded window to the rear elevation, a range of fitted wardrobes and chest of drawers and desk / dressing table, radiator and picture rail. DOUBLE BEDROOM 4 has a double glazed leaded window to the front elevation, fitted wardrobes with sliding mirrored doors and fitted display stand and radiator. The smallest BEDROOM 5 is currently used as an office with double glazed leaded window to the front elevation, radiator and fitted wardrobe with sliding door. FAMILY BATHROOM has a separate shower cubicle with multi-head shower and curved glazed screen, bath, vanity unit incorporating wash hand basin and wc, tiled walls, spotlights and double glazed leaded opaque window to the front elevation.

OUTSIDE

The property occupies a very substantial plot and there is a walled access onto a large, gravelled driveway affording off-street parking for several vehicles, and hedge and fence boundary. There is access to the garage and side access to the REAR GARDEN which has an enclosed fence to the boundary, large lawn, full width paved patio, hardstanding for a shed, orchard to the bottom of the garden with views over agricultural fields to the side.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

COUNCIL TAX BAND E - South Staffordshire DC.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

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01746 766499

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Lettings Office

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Worcestershire Office

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Offers Around
£785,000

EPC: C

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.



HEARTHCOTE HOUSE
POOLHOUSE ROAD, WOMBOURNE

HOUSE: 202.1sq.m. 2175sq.ft.
 GARAGE: 17.1sq.m. 184sq.ft.
TOTAL: 219.2sq.m. 2359sq.ft.

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



