Heathlands, Fox Road, Pattingham, Wolverhampton, WV6 7EL

BERRIMAN
EATON

FOX

Heathlands, Fox Road, Pattingham, Wolverhampton, WV6 7EL

A large, detached property built in 2009 set over three floors set in ample grounds of just over three quarters of an acre in total. The property offers flexible living throughout and has the benefit of a studio with two rooms, kitchenette and cloakroom.

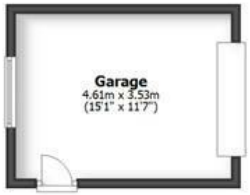
HEATHLANDS
FOX ROAD, SHIPLEY

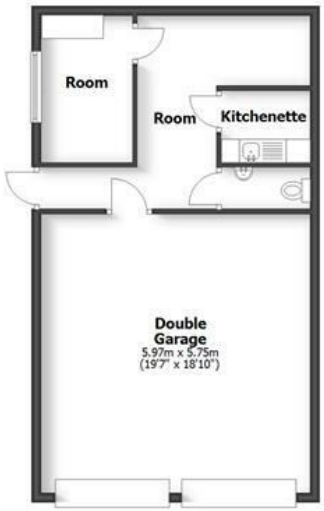
HOUSE:	382.3sq.m.	4115sq.ft.
GARAGE/OUTBUILDINGS:	75sq.m.	807sq.ft.
TOTAL:	**457.3sq.m.**	**4922sq.ft.**

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

Basement

Ground Floor





First Floor

LOCATION

Heathlands stands on the outskirts of Seisdon which is a picturesque South Staffordshire village which lies within beautiful and unspoilt countryside close to the Staffordshire and Shropshire borders standing at the heart of the "golden triangle" of Bridgnorth, Wolverhampton and Stourbridge with local facilities being available within the villages of Pattingham and Wombourne. The village offers a local convenience store and public transport close by and is convenient for commuters to Wolverhampton, Telford and Dudley.

DESCRIPTION

Heathlands was built in 2009 by the current owners to high, exacting standards. There are kitchen and bath / shower rooms of note and sweeping grounds surrounding the property. There is ample living space to the ground and first floors with the addition of the lower ground floor offering flexible living accommodation. This additional accommodation could be used for multi-generational living as there is a bedroom suite and a large entertainment / reception room. The space could equally be used for those wishing to work from home, although, there is also the benefit of the studio to the rear of the garage which could also be used as a workspace should buyers so wish.

The property benefits from double glazing, oak doors throughout, the gas central heating boiler was installed in 2023 and the property has been well looked after by the current and only owners.

ACCOMMODATION

A PORCH with windows to three elevations and tiled floor, integrated ceiling lighting and glazed double doors opening into the LARGE RECEPTION HALL with oak flooring, a window to the front, integrated ceiling lighting, wiring for wall lights, a useful cloaks and storage cupboard and a GUEST CLOAKROOM with WC, cupboards, wash basin with cupboards beneath, tiled floor and integrated ceiling lighting. There are two glazed doors that open into a large, through reception room with a picture window to the front, French doors and windows to the rear garden, wiring for a wall mounted TV, integrated ceiling lighting and wiring for wall lights. The KITCHEN has a range of wall and base units with plinth lighting and marble working surfaces and a coordinating centre island with space for a wine fridge. There are integrated appliances including a four ring Siemens induction hob with extractor fan above, a double Siemens oven and microwave oven and grill, a dishwasher, space for an American style fridge freezer. The room has oak flooring and integrated ceiling lighting and windows to two elevations, a glazed door to the side and a useful store. Glazed double doors open into the DINING ROOM with oak flooring, wiring for wall lights and windows to two elevations. The THIRD BEDROOM SUITE has a large double bedroom with French doors and windows to the rear garden, wiring for wall lights, a paddle fan light, a DRESSING ROOM with a door to the boiler cupboard housing the pressurised hot water cylinder and the wall mounted Worcester Bosch boiler. The EN-SUITE SHOWER ROOM has twin wash basins set in a marble work surface with vanity cupboards beneath, a tiled shower cubicle with waterfall head and separate hose, a concealed WC, tiled floor, part tiled walls, two windows and a heated ladder towel rail.

A staircase with oak balustrading leads to the LOWER GROUND FLOOR HALL with integrated ceiling lighting, oak flooring to the majority of the ground floor with a large, open doorway to an ENTERTAINMENT ROOM which could be used for a variety of different purposes with wiring for wall lights and a wall mounted TV, a window to the side and a GUEST CLOAKROOM with WC, pedestal wash basin and integrated ceiling lighting. The FOURTH BEDROOM SUITE has integrated ceiling lighting, a door to the side and an EN-SUITE SHOWER ROOM with tiled shower cubicle, wash basin with vanity cupboards beneath, a concealed WC, tiled floor and a heated ladder towel rail and a DRESSING ROOM. The LAUNDRY has space for a washing machine and tumble dryer, cupboards and a sink and there is a STUDY with wiring for wall light, this room could be used as a further bedroom should buyers so wish and a door to a STOREROOM / PLANT ROOM with a double glazed door to the side.

An oak framed staircase rises to the first floor landing with oak flooring and a roof light. The PRINCIPAL BEDROOM SUITE is a large double bedroom set in the eaves with wiring for wall lights, integrated ceiling lighting, a window and a roof light and double glazed doors and windows to the BALCONY with wrought iron balustrading and there is an EN-SUITE SHOWER ROOM with a tiled shower with waterfall head and separate hose, vanity basin with drawers beneath, wash basin, heated ladder towel rail and a roof light with far reaching views and eaves storage. The SECOND BEDROOM SUITE has a large double bedroom with eaves storage, three roof lights and an EN-SUITE BATHROOM with a bath with handheld shower attachment, WC, heated ladder towel rail, vanity wash basin with drawers beneath and a roof light. The THIRD BEDROOM SUITE is also a double room in size with wiring for wall lights, a window and an EN-SUITE SHOWER ROOM with a shower cubicle with water fall head and separate hose, wash basin with vanity drawers beneath, WC, heated ladder towel rail and a roof light.

There is a further area of driveway to one side allowing access to the neighbours property and which leads to a further, single GARAGE with electric light and power and a courtesy door to the rear garden.

There is gated side access to either side of the property to the REAR GARDEN with three flights of stairs to the lower ground floor and a variety of seating areas with a shaped lawn, two sheds

We are informed by the Vendors that all mains electricity and water are connected, the gas central heating is provided by Calor gas and the drainage is to a private septic tank
COUNCIL TAX BAND G – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard broadband is available
Mobile – Ofcom checker shows the four main providers are likely to cover the area outside with some limited coverage inside.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

OUTSIDE

Heathlands sits close to the centre of a large plot of approximately 0.8 acres in total with sweeping lawns to the front shielded by conifers and a part walled frontage with a CARRIAGE DRIVEWAY affording ample off street parking and a pave patio to the front of the house with external lighting. There is a large area of land to one side which could be used for a kitchen garden or play area. There is a DOUBLE GARAGE with twin elevating doors, electric light and power and an internal door to the STUDIO which benefits from two rooms, a kitchenette and a cloakroom making it ideal for those wishing to work from home.

Offers Around £995,000 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.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk