



**Meadow View, Paradise Lane, Slade Heath, Wolverhampton, WV10 7NZ**

**BERRIMAN**  
**EATON**









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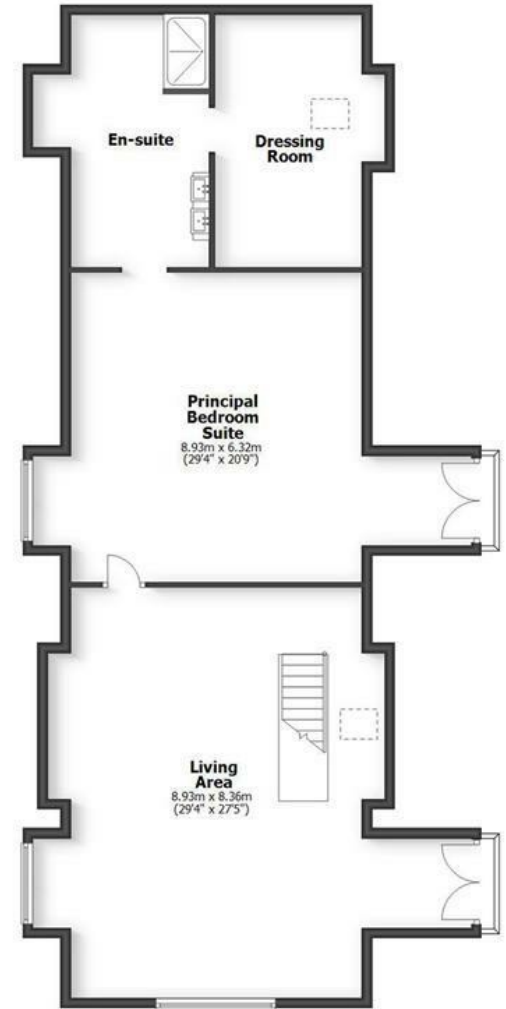
An outstanding detached property with kitchen and bath / shower rooms of note  
in a superb plot of approximately 2 acres in total

**MEADOW VIEW**  
**PARADISE LANE, SLADE HEATH**



Ground Floor

HOUSE: 471.2sq.m. 5072sq.ft.  
ENTERTAINMENT ROOM: 51.6sq.m. 555sq.ft.  
**TOTAL: 522.8sq.m. 5627sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



First Floor



## 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 centres 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

Meadow view has been reconfigured by the current owners in 2023 to create a superb, contemporary family home in grounds of approximately 2 acres. There is an entertainment room and a dog pen and kennel in the garden. The vendors have built a five bedroom property in addition to the main house, replacing the garage, but planning permission was not granted.

There is ample parking on both sides of the main house and the property is well shielded by shrubs and firs to the borders. The first floor has been created to provide an outstanding principal suite with superb views. The ground floor has an open plan living / dining kitchen with a bedroom / sitting / playroom off, a second bedroom suite, three double bedrooms, a gym / bedroom / office, a bathroom and a lounge.

The property benefits from double glazing and roof lights fitted in 2023

## ACCOMMODATION

A French door with matching side windows open into a large RECEPTION HALL with panelled walls and a SITTING ROOM with parquet flooring, bifold doors to the grounds. The SECOND BEDROOM SUITE has a double bedroom, wiring for wall lights, a double glazed window and an EN-SUITE SHOWER ROOM with a tiled shower cubicle, wash basin and WC and a DRESSING AREA with electric light and power. The focal point of the ground floor is the outstanding LIVING / DINING / KITCHEN with four roof lights and bifold doors and windows to the gardens. There is a fitted dining area with seating for several people with views over the gardens and the kitchen has a range of appliances including bin drawer, a Neff six ring electric hob with filtration unit above, two ovens, microwave oven and grill and coffee machine, an undermounted sink and a dishwasher. There is ample space for seating with a brick recessed fireplace with a multi fuel cast iron stove with a wooden beam above. Off the sitting area glazed double doors open into the CINEMA with a double glazed window to the gardens. Doors from the kitchen and the reception hall open into the LAUNDRY with coordinating units to those in the kitchen with plumbing and space for washing machines and dryers, space for an American style fridge freezer and a door to the boiler cupboard housing the Worcester Bosch gas fired central heating boiler and the pressurised hot water system. There are THREE DOUBLE BEDROOMS off the reception hall and a HOUSE BATHROOM with a stand alone bath, double shower cubicle, wash basin and WC. There is a large cloaks and storage cupboard and a GYM / BEDROOM SIX / STUDY.

A staircase with glazed and wooden balustrading rises from the hall to the first floor RECEPTION ROOM with double glazed windows and doors to three elevations and a superb sized BEDROOM with windows to two elevations, wiring for a wall mounted TV and an EN-SUITE BATHROOM with a stand alone Lusso bath, Lusso double shower and twin basins with back lit mirror above and cupboards beneath, heated ladder towel rail and a DRESSING ROOM with roof light and integrated ceiling lighting.

## OUTSIDE

Meadow View sits well back from the road in private grounds behind electric gates of approximately 2 acres in total. There are screening firs to the borders, ample space for parking both to the front and rear of the property and there is an ENTERTAINMENT ROOM with electric light and power and a fitted bar end. The grounds have a kennel with dog pen and there is a five bedroom detached house which does not have planning permission granted.

There are extensive lawns and an area of kitchen garden.

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.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows very low

## DIRECTIONS

Using the What3words App: [///fully.cabin.eager](https://www.what3words.com/)

Offers Around £1,299,950

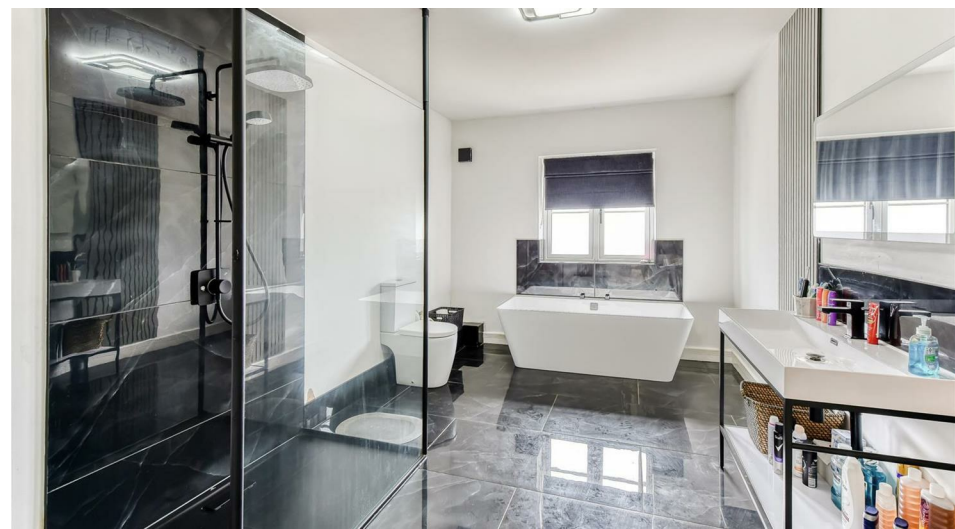
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and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













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