



Cottage Farm Paradise Lane, Slade Heath, Wolverhampton, WV10 7NZ

BERRIMAN
EATON





Cottage Farm Paradise Lane, Slade Heath, Wolverhampton, WV10 7NZ

An elegantly appointed family residence enjoying far-reaching views across open fields with beautifully appointed accommodation through out.

COTTAGE FARM
PARADISE LANE, SLADE HEATH

HOUSE: 291.5sq.m. 3138sq.ft.
GARAGE: 36.1sq.m. 388sq.ft.
TOTAL: 327.6sq.m. 3526sq.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, Fordhouses and Featherstone whilst the centres of Wolverhampton, Penkridge and Stafford are easily accessible and there is convenient connection to Junction 2 of the M54 affording fast access to the entire motorway network. There is a wide range of schools in both sectors within convenient travelling distance.

DESCRIPTION

Cottage Farm is an exceptional family home set within a substantial private plot, accessed via electronically operated gates. A generous courtyard provides ample parking, complemented by additional secure parking behind wooden gates and a spacious double garage.

The reception rooms are extremely generous in proportions and complement the family kitchen perfectly. The bedrooms are beautifully designed and fitted with a comprehensive range of quality bedroom furniture and the bathroom and en-suites are also fitted to a high standard. There is a home office above the garage with separate access to facilitate working from home.

The rear garden is well maintained with pleasant, open views to the rear. The property also benefits from gas central heating, double glazed and air conditioning.

ACCOMMODATION

The impressive ENTRANCE HALL is accessed through a composite door with inlaid, leaded windows, there is a staircase rising to the first floor landing, understairs storage and a downstairs CLOAKROOM with white suite comprising low level wc and corner wash hand basin with opaque window to the front elevation. The UTILITY ROOM is fitted with matching wall and base units with plumbing and space for washing machine and tumble dryer, inset single drainer sink unit with mixer tap, tiled floor, integrated ceiling lights, double glazed window and door onto the rear garden. The STUDY is fitted with a range of office furniture including desk, drawers and bureau unit, double glazed window to the front elevation with fitted shutters and spotlights. The LOUNGE has double glazed and leaded windows to the front and side elevations with fitted shutters, stone fireplace with inset wood burning effect electric fire, mantle and hearth. The CINEMA ROOM has double glazed windows to three elevations, superb media wall with wiring for wall mounted TV, inset shelving with lighting and inset contemporary log effect electric fire. The KITCHEN / DINING ROOM is fitted with a range of wall and base units with complimentary granite work surfaces, central island with integrated microwave, large inset Belfast sink, space for a range and large American-style fridge freezer, integrated dishwasher, double glazed windows to the front, side and rear elevations with fitted shutters and door leading to an INNER LOBBY with a downstairs CLOAKROOM, further cloaks storage and access to the large double garage. The GARDEN ROOM has an atrium style roof, double glazed windows and French doors to the rear, media wall with wiring for a wall mounted TV, inset shelving with lighting, inset contemporary log effect electric fire and tiled flooring.

The staircase rises to the first floor LANDING which affords access to the majority of the bedrooms, there is loft access and large airing cupboard with shelving. The PRINCIPAL BEDROOM has double glazed window overlooking the rear garden and is fitted with a range of bedroom furniture with a DRESSING AREA and access to the EN-SUITE with walk-in shower cubicle, vanity unit with cupboards beneath, downlights, chrome heated ladder towel rail, double glazed and leaded window to the front with fitted shutters and part tiling to the walls and tiled floor. BEDROOM 2 is also fitted with a range of bedroom furniture, double glazed and leaded window to the front elevation and access to an EN-SUITE with shower cubicle, vanity wash hand basin with mirrored storage and shelving, cupboards and drawers beneath, low level wc, chrome heated ladder towel rail and bespoke double glazed and leaded curved window with fitted shutters, tiled floor and part wall tiling. The FAMILY BATHROOM has a wash hand basin, WC large, freestanding, claw-foot rolltop bath with shower attachment, decorative radiator, part-panelled walls, double glazed and leaded opaque window and tiled floor. There is a further DOUBLE BEDROOM which has a double glazed window to the rear elevation and fitted furniture.

From the hallway there is a secondary staircase with wooden balustrades which rises to the first floor LANDING and affords access through to a large BEDROOM SUITE with skylights to the rear elevation and a bespoke, pitched and leaded window to the front elevation, there are sloping ceilings with bespoke fitted wardrobes and access through to an EN-SUITE which has shower cubicle, vanity wash hand basin with cupboard beneath, downlights, decorative lights and radiator, tiled floor and part-tiled walls.

OUTSIDE

The property is approached through impressive iron gates with a walled boundary screened by a hedge, there is a sweeping, block-paved driveway affording off street parking for several vehicles, large lawn with established borders, side gated access to the REAR GARDEN which overlooks fields, and benefits from established, planted beds, a large garden pond with a timber framed pergola above and a path leading to a greenhouse and potting shed, large

The large DOUBLE GARAGE has two electronically operated up and over doors, access to the rear garden, wall-mounted central heating boiler and a staircase rising to a further ROOM which could be used as a home office or occasional room.

There is an additional parking area to the side behind wooden gates.

We are informed by the Vendors that all mains services are connected
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 and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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 risk.

Offers Around £975,000

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.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Worcestershire Office
01562 546969
worcestershire@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

BERRIMAN EATON