

Natsfield House, Nurton Hill Road, Pattingham, Wolverhampton, WV6 7HQ

BERRIMAN
EATON











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A beautifully situated cottage set in a plot of approximately 1.14 acres with
flexible accommodation over both ground and first floors along with ample off street parking

NATSFIELD
NUTON HILL ROAD, PATTINGHAM

HOUSE:	268.7sq.m.	2892sq.ft.
GARAGE:	35.3sq.m.	380sq.ft.
TOTAL:	**304sq.m.**	**3272sq.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
Natsfield House stands in a fine, semi-rural situation within easy reach of the wide-ranging local facilities available within Pattingham village centre. The further amenities afforded by Wolverhampton, Telford, Stafford, Dudley and Stourbridge are within easy reach and local rail services run from both Codsall and Albrighton stations with direct connections to Birmingham New Street and London Euston. The M54 is readily accessible at either junction 2 (Codsall) or junction 3 (Albrighton) and the area is well served by a multitude of schooling in both sectors.

DESCRIPTION
Natsfield House is a beautiful cottage with many of rooms having dual views to both the front over farmland and the rear over the private garden. There is flexible accommodation with two sets of stairs which could form the basis for annex living to one side of the property. The west facing rear garden is a beautiful part of the property and gives the garden room views all year round. All bedrooms have fitted furniture and there is a tennis court (which requires some refurbishment) in the rear garden.

ACCOMMODATION
An open fronted tiled PORCH with wooden beams and external light has a solid wooden door with double glazed windows to the sides opening into the HALL with beamed ceiling, an electric stove set in a brick surround with wooden mantle over and wiring for wall lights and there are double glazed windows and doors to the rear garden. The LOUNGE has double glazed windows to the front and rear and doors to the rear garden, beamed ceiling, a cast iron open grate fire with ornate wooden mantle and surround with Fender seats, wiring for wall lights and glazed doors open into the STUDY with a double glazed window to the rear. A further door from the lounge opens into the SITTING ROOM which could be used for a variety of different purposes including play room, gym, music room has a staircase rising to the third bedroom.

The KITCHEN has a range of wall and base units with granite working surfaces and coordinating centre island, an undermounted Villeroy and Boch double ceramic sink, integrated Bosch microwave, space for a range cooker set in a brick recess, integrated Bosch dishwasher, space for an American style fridge freezer, tiled floor and a double glazed window overlooking fields to the front. A door opens into the REAR HALL with a glazed wooden door to the side. The LAUNDRY has a sink and plumbing for a washing machine. There is a walk in pantry with shelving. A GUEST CLOAKROOM with WC and wash basin and a STOREROOM housing the floor mounted boiler. Doors from the kitchen and hall open into the DINING ROOM with solid wood parquet flooring, a double glazed window to the side, ceiling cornice and coving and doors open into the superb GARDEN ROOM with beamed ceiling, windows to three elevations and doors to the garden, tiled flooring and the room has radiators helping to make it useable all year round.

A fine, wooden staircase with ornate balustrading and two double glazed windows rises to the first floor landing. The PRINCIPAL BEDROOM SUITE has a large bedroom with double glazed windows to three elevations with built in wardrobes and drawers and a kneehole dressing table set in a walk in bay and an EN-SUITE BATHROOM with a bath with ball and claw feet with waterfall head shower over, vanity unit with twin wash basins with mirrors and lights over and cupboards beneath, a range of fitted cupboards, double glazed windows to the front and rear and access to the loft. The SECOND BEDROOM is a good size double room with windows to the front and rear and a range of fitted furniture and a door opens into BEDROOM THREE with built in furniture, double glazed windows to the front and rear and a staircase to the sitting room. BEDROOM FOUR is double in size with a double glazed window overlooking the front and a range of fitted wardrobes. BEDROOM FIVE is a good size with a double glazed window to the front and a range of fitted wardrobes and there is a HOUSE SHOWER ROOM with a large walk in shower with waterfall head, WC, pedestal wash basin, tiled walls, heated ladder towel rail.

OUTSIDE
The property has a planted frontage with wrought iron gates to either side affording off road parking for several vehicles the left hand side leads to a DOUBLE GARAGE has a single up and over door and is currently being used as a games room with a built in bar, electric heating, a stable style door to the rear.

There is pedestrian access to the large, west facing REAR GARDEN with an entertainment terrace with ornamental pond to the rear with steps leading to the vast lawn with planted beds and borders with an original water pump at the centre. There is a tennis court and a pond with fenced surround and the garden is surrounded by screening shrubs. There is a total area of approximately 1.14 acres.

We are informed by the Vendors that mains water and electricity are connected, drainage is to a septic tank and the heating is oil fired
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 Superfast are available
Mobile – Ofcom checker shows three of the four main providers have limited coverage indoors with all four having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Offers Around £1,125,000 EPC: F

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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