



Orchard House, 53 Perton Road, Wightwick, Wolverhampton, WV6 8DE





## **Orchard House, 53 Perton Road, Wightwick, Wolverhampton, WV6 8DE**

A beautifully appointed, substantial and stylish family home standing in a particularly sought after address with a delightful south facing aspect to the rear.

**ORCHARD HOUSE**  
**53 PERTON ROAD, WIGHTWICK**

HOUSE: 284.6sq.m. 3063sq.ft.  
 GARAGE: 42.2sq.m. 455sq.ft.  
 GARDEN ROOM: 16.9sq.m. 181sq.ft.  
**TOTAL: 343.7sq.m. 3699sq.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

Perton Road is one of the most sought after roads within the affluent suburb of Wightwick which is one of the most favoured parts of Wolverhampton.

A wide range of local amenities are available within Tettenhall Village, Tettenhall Wood and the Perton shopping centre whilst the more extensive amenities afforded by the City Centre are within easy reach. Furthermore, the area is well served by schooling in both sectors.

Orchard House stands on the preferred side of the road and benefits from a southerly aspect to the rear garden with an open outlook over a private lake.

## DESCRIPTION

Orchard House is an exceptional family home with extensive living accommodation throughout with a fine flow of living areas to the ground floor coupled with excellent bedroom provision to the first floor including a superb principal suite which is particularly worthy of note.

The house has been comprehensively improved during recent years and is finished and appointed to an excellent standard with quality kitchen and bathroom fittings, double glazing and gas fired central heating.

## ACCOMMODATION

An open fronted PORCH has an obscured, glazed front door with coordinating panels to either side opening into the RECEPTION HALL with a wide bank of gloss fronted cloaks and storage cupboards, ceiling cornice, integrated ceiling lighting and wiring for wall lights and a GUEST CLOAKROOM with a well appointed, contemporary suite with a WC with concealed flush and vanity unit with inset wash basin with cupboards beneath together with cupboards to one side, wiring for wall lights, a leaded rear window and ceiling cornice. The DRAWING ROOM is a superbly proportioned principal reception room with a light through aspect with windows to both the front and rear, a wall mounted living flame effect electric fire with wiring for a wall mounted TV above set within a recessed, inglenook style fireplace with beam above and lattice leaded windows to either side together with display shelving, ceiling cornice and integrated ceiling lighting. There is a SITTING ROOM with a leaded window to the front, wiring for a wall mounted TV, integrated ceiling lighting and ceiling cornice. The DINING ROOM is a well proportioned reception room with a window overlooking the gardens and views beyond, ceiling cornice and integrated ceiling lighting. There is a BREAKFAST KITCHEN with a comprehensive range of gloss fronted wall and base mounted cabinetry and coordinating centre island, all with granite surfaces, a range of integrated Neff appliances including induction hob, two electric ovens and two microwaves, a Miele dishwasher and a wine fridge, a fitted, granite breakfast table, gloss floor tiling with underfloor heating, integrated ceiling lighting, ceiling cornice, wiring for a wall mounted TV, a leaded window and French doors to the garden and a door into an INNER HALL. This has an internal door to the garage, a boiler room with wall mounted gas fired Potterton central heating boiler and skylight, a garden door, a LAUNDRY with a wide bank of tall storage cupboards together with base mounted units with work surface with a stainless steel sink, space for a tumble dryer and plumbing for a washing machine, wiring for a wall mounted TV, a skylight and a leaded window. There is a STUDY with wall and base mounted gloss fronted cabinetry, fitted book and display shelving, wiring for a wall mounted TV, ceiling cornice, integrated ceiling lighting and a window overlooking the garden.

A staircase with glazed balustrading rises from the hall to the part galleried landing with access to the roof space, a leaded front window, ceiling cornice and integrated ceiling lighting. A door from the landing opens into the PRINCIPAL SUITE with a lobby with integrated ceiling lighting and ceiling cornice together with a superb main bedroom which runs the full depth of the house with a light through aspect with leaded windows to both the front and rear. There is a comprehensive range of bedroom furniture including extensive wardrobe space, a knee hole dressing table with chests of drawers to either side, cupboards above the bedhead recess and coordinating bedside tables, a window seat with storage beneath, ceiling cornice and integrated ceiling lighting. The EN-SUITE BATHROOM is of a superb size with a full suite with a panelled corner bath and separate shower an waterfall head and separate hose, wall hung WC and bidet and a vanity unit with quartz top with inset sink with cupboard and drawers beneath, a further storage cupboard, gloss tiled floor and walls, a leaded window, ceiling cornice, integrated ceiling lighting and a chrome towel rail radiator. BEDROOM TWO has two walk in wardrobes, a knee hole dressing table with drawers to one side, a window to the rear, ceiling cornice, integrated ceiling and wiring for a wall mounted TV. BEDROOM THREE has a wide bank of gloss fronted wardrobes together with a knee hole dressing table with chest of drawers to one side, ceiling cornice, integrated ceiling lighting, a leaded front window and a low height door opening into an under eaves PLAYROOM with roof lights. BEDROOM FOUR is currently used as a dressing room with fitted wardrobes and a knee hole dressing table with cupboard and drawers to either side and cupboards above, integrated ceiling lighting, ceiling cornice and a leaded window to the front. The BATHROOM is of a superb size with a full suite with a panelled corner bath and separate shower an waterfall head and separate hose, wall hung WC and bidet and a vanity unit with quartz top with inset sink with cupboard and drawers beneath, a further storage cupboard, tiled floor and walls, a leaded window, ceiling cornice, integrated ceiling lighting and a chrome towel rail radiator.

## OUTSIDE

Orchard House stands behind a large frontage with tall, remote controlled wrought iron gates opening onto a gravelled DRIVE providing ample off street parking with wrought iron railings to the front and matured evergreens helping to secure privacy. There is an EV charging point and a GARAGE with an electrically operated roller shutter door, concrete floor, electric light and power, windows to two elevations, fitted shelving, an external side door and an internal door to the inner hall.

There is gated access from either side of the house to the lovely REAR GARDEN with an extensive, full width entertaining terrace to the rear of the property with wrought iron balustrading and steps leading down to the shaped rear lawn with well stocked surrounding beds and borders, an area of rockery garden and a beautiful view to the rear over a private lake with tree studded backdrop beyond. There is a substantial GARDEN ROOM with a roof lantern bifold doors to a decked entertainment terrace to the front and side providing a superb glass balustraded seating area, integrated ceiling lighting, tiled floor and wall mounted electric heaters. There is also a built in garden store.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND G – Wolverhampton

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 broadband 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 £1,200,000

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.







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