



Old Lane House, 9 Perton Road, Wightwick, Wolverhampton, WV6 8DN

BERRIMAN
EATON

An exquisite Detached residence of exceptional quality, enjoying a delightful setting of considerable exclusivity within one of Wolverhampton's most sought-after neighbourhoods and providing superb six bedroom/four bathroom family accommodation

Guide Price
£1,225,000

LOCATION

Perton Road is a particularly prestigious address, enviably located within the much favoured western outskirts of the conurbation and enjoying a pleasantly mature wooded environment some three miles to the west of the city centre and with convenient access to local amenities and neighbourhood shopping facilities at Tettenhall Green, Tettenhall Wood, Compton and Perton all within relatively easy reach.

DESCRIPTION

Built circa 2007 to an extremely high specification and with further subsequent embellishments, "Old Lane House" is the epitome of elegance with a very distinctive 'Arts and Crafts' themed external appearance concealing remarkably spacious three-storey accommodation with a fluent and versatile layout capable of usage in a variety of configurations.

The property is presented throughout in immaculate order with stylish decorative finishes, fine oak joinery detailing and a lavish standard of appointment all combining to create a superlative home with an exquisite ambience and eminently suitable for comfortable family occupation.

Room sizes are of notably generous proportions, luxurious contemporary-style fittings and finishes are featured in the various bath/shower rooms, underfloor central heating is predominantly by a gas-fired system economically complemented by double glazing throughout and the immensely impressive Living Kitchen with its fine range of fittings and integrated appliances is especially noteworthy.

The house stands in beautifully landscaped gardens which are a particularly outstanding feature, providing an idyllic setting with considerable privacy and enjoying a south-facing aspect to the rear.





ACCOMMODATION

Front door opens from forecourt into the ENTRANCE PORCH which leads on to the impressive 27ft. HALL with built-in cloaks/store cupboard and distinctive dog-leg staircase to first floor. Double doors from Hall open onto the superb DRAWING ROOM having an imposing fireplace in inglenook-style with minster stone surround incorporating woodburning stove, inset ceiling downlighters, windows to side and rear with lovely aspects onto the gardens. The separate DINING ROOM also enjoys a lovely outlook onto the side garden. Leading off the Inner Hall is the CLOAKROOM with vanitory-style hand basin, WC with concealed cistern and heated towel rail; Lobby with built-in cupboard housing Worcester gas-fired central heating boiler and hot water storage cylinder, water softener UTILITY/LAUNDRY with wall-mounted and floor-based cupboards, timber-topped work surfaces and inset sink; SITTING ROOM/STUDY with recessed feature woodburning stove and inset ceiling downlighters. At the rear of the ground floor is the magnificent LIVING KITCHEN featuring extensive ranges of floor-based and wall-mounted cupboards, laminated and timber topped work surfaces, inset twin-bowl Belfast sink, coordinating island unit, display cabinets, tall retractable larder units, built-in drawers and cupboards. Integrated appliances comprising Belling range cooker with 5-ring hob and extractor canopy, microwave oven, American-style refrigerator and freezer, wine chiller, automatic dishwasher. Informal dining and sitting area with inset cassette wood burner. The rear window has a lovely aspect onto the garden and a door provides access thereto.

The first floor LANDING features inset ceiling downlighters and a coordinating dog-leg staircase continuing on to the upper floor. The PRINCIPAL FIRST FLOOR BEDROOM SUITE comprises a large double BEDROOM with a range of fitted wardrobes, inset ceiling downlighters, rear dormer window and a door to the EN-SUITE SHOWER ROOM with enclosed shower cubicle, hand basin, bidet and WC with concealed cistern, tiled walls, heated towel rail and access to pine-panelled Sauna. BEDROOM TWO is a large double room presently equipped as a SITTING ROOM with extensive range of fitted cupboards/book shelving, inset ceiling downlighters and a rear bay window incorporating fitted seating. BEDROOM THREE again a double room presently equipped as a STUDY with range of fitted cupboards, display cabinets, bookshelving and coordinating peninsular desk, built-in cupboard, inset ceiling downlighters and windows to front and side. BEDROOM FOUR is presently equipped as an OFFICE with ranges of fitted cupboards and book shelving and a dormer window to the front. The large independent FAMILY BATHROOM features a spa bath in a fully tiled surround, twin hand basins set into vanity-style base cupboards, bidet and WC with concealed cistern, two heated towel rails and inset ceiling downlighters.

The second floor LANDING has a vaulted ceiling with inset downlighters and a built-in wardrobe/store cupboard and two further BEDROOM SUITES. BEDROOM FIVE is a generous double room with built-in wardrobe and EN-SUITE SHOWER ROOM having an enclosed shower cubicle, hand basin in vanity-style surround, bidet and low flush WC, tiled walls, a heated towel rail and inset ceiling downlighters. BEDROOM SIX is a splendid MASTER SUITE comprising a large double BEDROOM having a part vaulted ceiling with inset downlighters and a rear bay window. An extensive adjacent DRESSING ROOM lined with copious fitted wardrobes and leading to a further walk-in wardrobe area; and an EN-SUITE SHOWER ROOM having an enclosed shower cubicle, twin basins in vanity-style surround, bidet and low flush WC, tiled walls, heated towel rail and inset ceiling downlighters.





OUTSIDE

On the Perton Road frontage is an open plan lawned foregarden with a variety of trees and shrubs on a bark-laid bed, all set against a background of beech hedging and adjacent to which is the driveway entrance leading to electrically operated remote control double gates opening onto the continuing driveway laid in stone setts and flanked by rustic brick walls, leading through to the coordinating paviour forecourt providing parking facilities and access to the Detached double-width GARAGE with electrically operated roller shutter door, fitted cupboards, floor hatch access to wine cellar storage and sliding ladder access to mezzanine storage area with useful winch facility. Log store to side and pathway with gated access to foregarden

Side pathway laid in block pavings leads to the beautifully landscaped gardens which extend to the side and rear of the house, incorporating many appealing features and enjoying considerable privacy. Lawned areas are bounded and interspersed with fine specimen shrubs, box hedging, rustic archways and trellis features, patio areas laid in ornamental pavings and patterned brickwork, rockery and water features etc etc, all combining to a captivating effect and also including a charming SUMMERHOUSE with single glazed doors/windows to front and side.

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

COUNCIL TAX BAND H – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard & Ultrafast are available.

A Mesh system is installed to ensure uniformity of WIFI signal throughout the property.

Mobile – Ofcom checker shows the four main providers may cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

OLD LANE HOUSE
PERTON ROAD, WIGHTWICK



HOUSE: 381.4sq.m. 4105sq.ft.
GARAGE: 29.4sq.m. 316sq.ft.
SUMMER HOUSE: 12.3sq.m. 133sq.ft.
TOTAL: 423.1sq.m. 4554sq.ft.

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



Ground Floor



First Floor



Second Floor

EPC: C

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