



Primrose Cottage, Old Stafford Road, WV10 7PJ



Primrose Cottage is much more than a cottage. Immaculately maintained, with superb grounds in excess of ½ acre and great outside entertaining spaces, this property has accommodation to suit a range of family requirements and should be viewed to fully appreciate this elegant family residence. There is ample off road parking on a gravel driveway via a gated electronic entrance and a large double garage with automatic door.



There is exceptional flow throughout the property: from the minute you step into the hallway, you are welcomed by traditional features, such as overhead beams, parquet flooring and log burning stoves in the lounge, dining and family rooms; one of which heats the hot water system. The possibilities for this property are endless, as part of the ground floor comprises, bedroom with en-suite, kitchen and family room with conservatory, which presents the opportunity of independent living for teenager/relatives or perhaps a business opportunity as a holiday let.



There are hidden delights behind each door; one of which leads to the first floor master bedroom suite. This light and airy bedroom is reached by a staircase hidden behind a door from the lounge and is complimented by an en-suite facility and fitted wardrobes for ample storage. The views from the bedroom window are truly glorious and are a great way to start your day.



There are a further two bedrooms on the first floor, one of which has a feature cast iron fireplace and are both of generous proportions. The fourth bedroom is located on the ground floor and benefits from an en-suite shower room.

The family bathroom located on the first floor has a white suite comprising; bath with overhead shower and glass screen, a pedestal wash hand basin and w/c.





Exterior:

The highlight of this property is the extensive private grounds; with entertaining areas, manicured lawns with well-stocked borders for added interest and a splash of colour; established trees, plants and shrubs. For the discerning gardener there is a greenhouse, vegetable patch and chicken run.

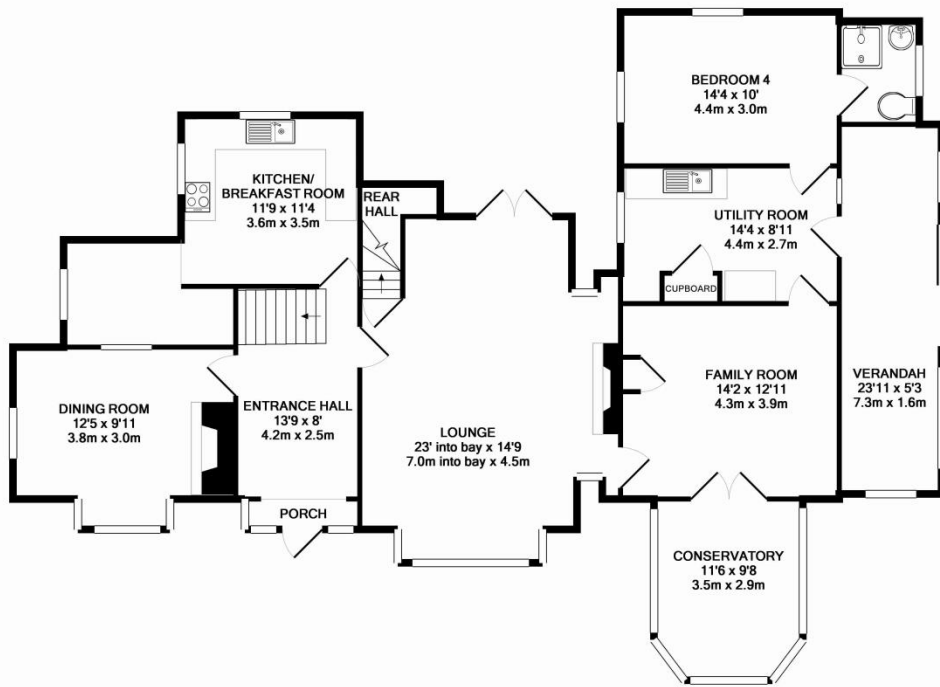
Front Garden: The approach is simply stunning and sets the tone for the rest of this charming property. There is a large lawn area with bordering hedges, trees, plants and shrubs and as its focal point an ornamental fish pond with rockery, adding beauty and interest to the landscape of the garden whilst being environmentally friendly by attracting a variety of wildlife.

A large paved patio area with access to an enclosed barbeque area with secure canopy and bordering windows is the perfect way to enjoy summer evenings.

Outbuildings include a detached wooden summerhouse with French doors and windows with internal and exterior lighting and an open canopy area. There is an additional brick built coach house/workshop located at the front of the property with lighting and vaulted ceiling.







GROUND FLOOR
APPROX. FLOOR
AREA 1576 SQ.FT.
(146.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 638 SQ.FT.
(59.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2214 SQ.FT. (205.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

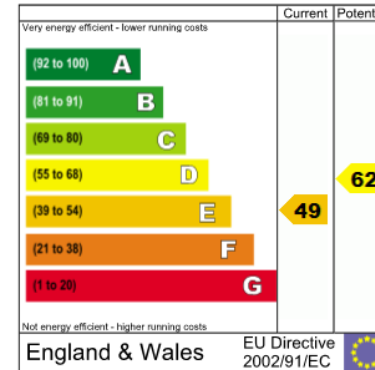


Primrose Cottage
Old Stafford Road
Slade Heath
WOLVERHAMPTON
WV10 7PJ

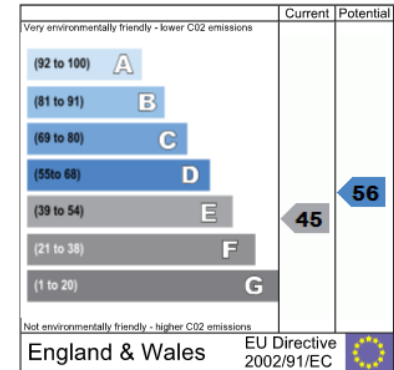
Dwelling type: Detached house
Date of assessment: 20 September 2007
Date of certificate: 21 September 2007
Reference number: 2408-7073-6211-4923-7014
Total floor area: 197 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environmental Impact Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	317 kWh/m ² per year	241 kWh/m ² per year
Carbon dioxide emissions	10 tonnes per year	8.0 tonnes per year
Lighting	£158 per year	£80 per year
Heating	£1103 per year	£878 per year
Hot water	£143 per year	£111 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

AGENTS NOTES

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