



White Clouds, 74 Perton Road
Wightwick, WV6 8DE

peterjames
PROPERTY

White Clouds

Tettenhall Village – 1.7 miles
Wolverhampton – 3.1 miles
(Distances are approximate)

An individually designed, split-level modern residence of significant proportions and style, occupying a vast plot in prestigious Wightwick beside open fields.

Entrance Hall
Lounge
Sitting Room
Breakfast Kitchen
Laundry
Master Bedroom with Ensuite
Second Bedroom with Balcony
Two Further Bedrooms
Family Bathroom
Separate WC
Integrated Double Garage
Garden Store & Basement Storage Beneath
Wrap Around Gardens with Additional Plot to the front.



White Clouds

Discreetly positioned behind a long driveway and screened from the road by splendid mature trees, the approach to White Clouds allows visitors to the property to fully appreciate the property's enviable position. On the outer edge of Wolverhampton, the property sits within the particularly well-regarded Wightwick area, characterised by some of the city's most prestigious homes and just a short drive from the charming shops and amenities available in the leafy village of Tettenhall. Surrounded by considerable mature grounds and occupying a very large plot, White Clouds is bordered by sprawling, open fields to the side and boasts an additional plot of land to the front, suitable for a variety of potential uses. The house itself was designed and constructed in the late 1960s for prior occupants in a modern style, demonstrating the huge windows and split-level layout typical of the period's finest architecture. The character of the property is further enhanced by retro styling and vintage features, including the original staircase and galleried landing. Within, this luxuriously spacious home offers three excellent double bedrooms alongside the master suite, with a large living and dining area, additional sitting room and vast breakfast kitchen on the upper-ground floor. The integrated double garage sits beside a small outbuilding ideal as storage, and the property features balcony space and plenty of driveway parking to the front.

Accommodation

Entry through a sheltered, fully-glazed front door, framed by large fully glazed panels to the spacious and bright entrance **hall**. The first of the property's vintage-style yet contemporary matt grey radiators is presented here, continuing throughout. A further full-height slim window overlooks the garage door below, and the hall is laid with solid oak flooring which flows through an archway onto a long corridor which leads off to the left. Timber doors offer access off this corridor, with the lovely **sitting room** positioned to the left. This excellent additional reception room enjoys the same solid oak flooring laid to the hall, with neutral décor contrasted by a darker contemporary feature wall. A large window to the front aspect affords views over the driveway towards mature trees. To the right off the corridor, the **breakfast kitchen** is a large, bright space, enjoying sliding glazed doors onto the rear patio and plenty of space for relaxed dining before an impressive large window onto the gardens. Furnished with a chic, modern range of dark wood-effect wall and base units with smooth, solid black bevel-edge granite worktops enhanced by a subtle gold fleck, the kitchen also features a long, tablet-shaped island. An excellent selection of integrated appliances are available, including a large five-ring steel gas hob, two eye-level Neff ovens, an integrated espresso machine, microwave and a Franke inset double sink with a large garden-facing window over. The sleek black granite of the worktops also forms the kitchen splash-backs, with a contrasting cream, stone-effect ceramic floor. Space and provisions are available for an American-style fridge-freezer and a door off the kitchen leads onto the tiled lower-ground floor steps, which descend toward the very spacious **utility and boiler room**. Housing the modern Worcester boiler and hot-water tank, the utility offers a door onto the garden, white wall and base units with timber effect laminate worktops and plenty of space and provisions for laundry appliances. A window looks out over the patio, and this large L-shaped room offers plenty of storage and an internal door onto the garage. At the end of the long hall, an arched doorway leads into the fabulous open-plan **living and dining room**, a vast family reception space boasting triple aspect views onto the wrap-around gardens and driveway. A gas-fired wood-burner style fire occupies the fireplace, complemented by black thermal gloss tiling and a black stone hearth. Sliding glazed doors at the rear of the space open onto the patio with large windows to the side and

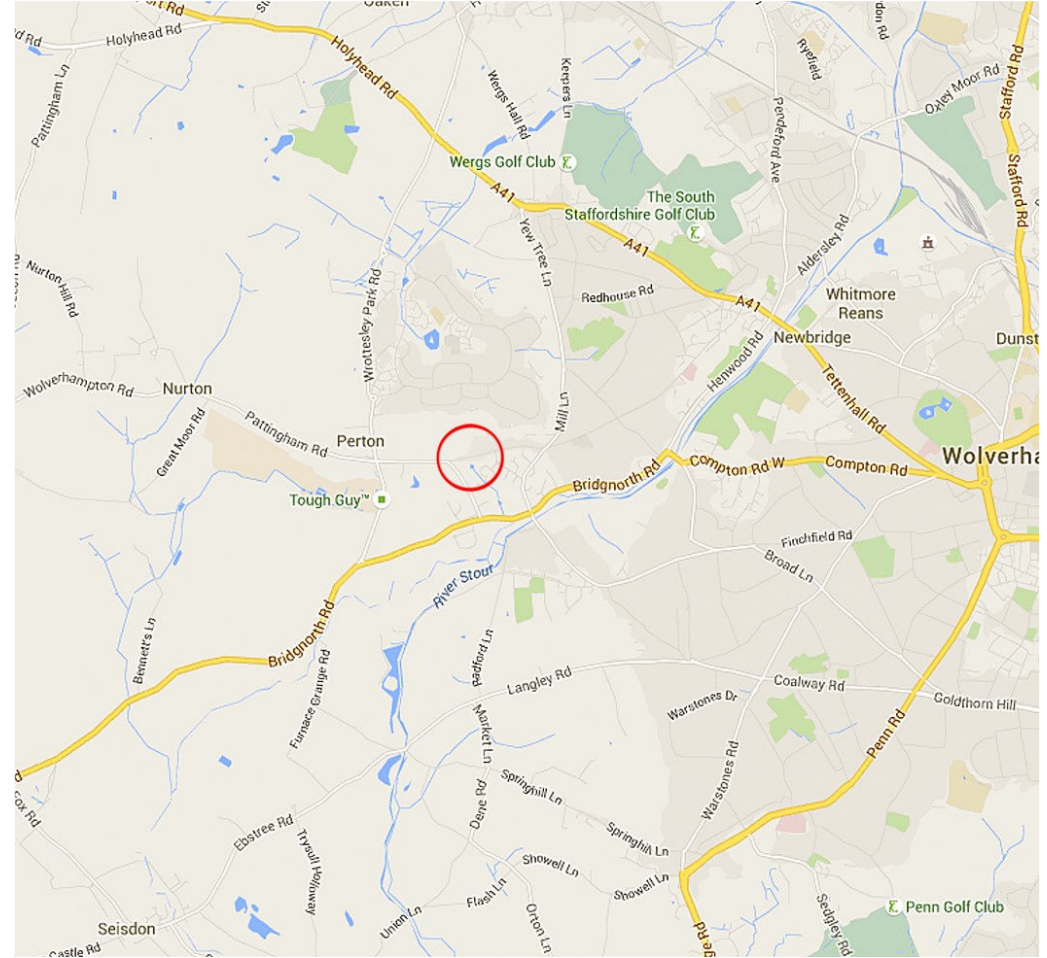


front, and the room also offers double doors into the adjacent sitting room. From the bright, welcoming hall a staircase with retro timber balustrade rises to a half-landing, beneath the high vaulted timber panelled ceiling over the galleried landing above. From this half-landing, a fully-glazed door leads onto a small external timber balcony, accessing the first-floor **gardener's WC** with steps into the garden. To the rear of the property opposite the stairs, the **first-floor WC** is of a particularly good-size, with plenty of space in which to create a second house bathroom. With a striking, mid-century vintage WC and pedestal wash-hand basin and matching fixtures, the space also offers a storage space off with a rail and overhead cupboard and is laid with contemporary wood-strip effect flooring. Adjacent, the **family bathroom** is of a very generous size and also benefits from on-trend retro styling, featuring a window overlooking the garden, a low-level WC, wash-hand basin and bidet, in addition to the panel bath with shower over. The half-landing extends onto a short corridor at the right, with the **third**

bedroom situated at the end on the right-hand side. This ample double room boasts a large fitted wardrobe with contemporary doors, and stylish wood-effect flooring, and the adjacent **fourth double bedroom** is similarly styled and also of a good size. Stairs continue to rise from the half-landing to a spacious galleried landing space overlooking the front door, beneath the timber panelling of the high vaulted ceiling. A corridor leads off to the right, where the **second bedroom** can be accessed at the front of the property. An excellent, generously proportioned double room, the second bedroom also features contemporary wood-effect flooring and a small balcony with built-in bench seating, positioned above a beautiful mature Japanese maple and overlooking the driveway and front gardens. The balcony's fully-glazed door and full-height window allows plenty of natural light to fill the space. Also within this portion of the building, the capacious **master suite** is fitted with two contemporary wood-effect double wardrobes, with a further set of double wardrobe doors concealing a sizeable **walk-in storage space** beyond. The **en suite** is of a very good size, comprising an enamelled vintage suite of low-level WC, wash-hand basin and a panel bath with shower over.

Outside

White Clouds is well set back from quiet Perton Road, screened by majestic mature trees behind the long tar macadam driveway with plenty of parking and turning space. Toward the front of the plot an additional portion of land is available for a multitude of potential uses, and the approach from the driveway exploits the picturesque views to the side of the plot, overlooking neighbouring fields. The remainder of the plot surrounding the house is dedicated to sprawling mature gardens, featuring two patio areas, plenty of lawn which rises slightly behind the property toward two timber sheds. A paved path to the side and rear of the building offers access from the driveway, passing a brick-built **outbuilding** for storage with light and power. Further storage is also available within a large basement storage space beneath the upper ground-floor level, with external ground-floor access at the side of the property.



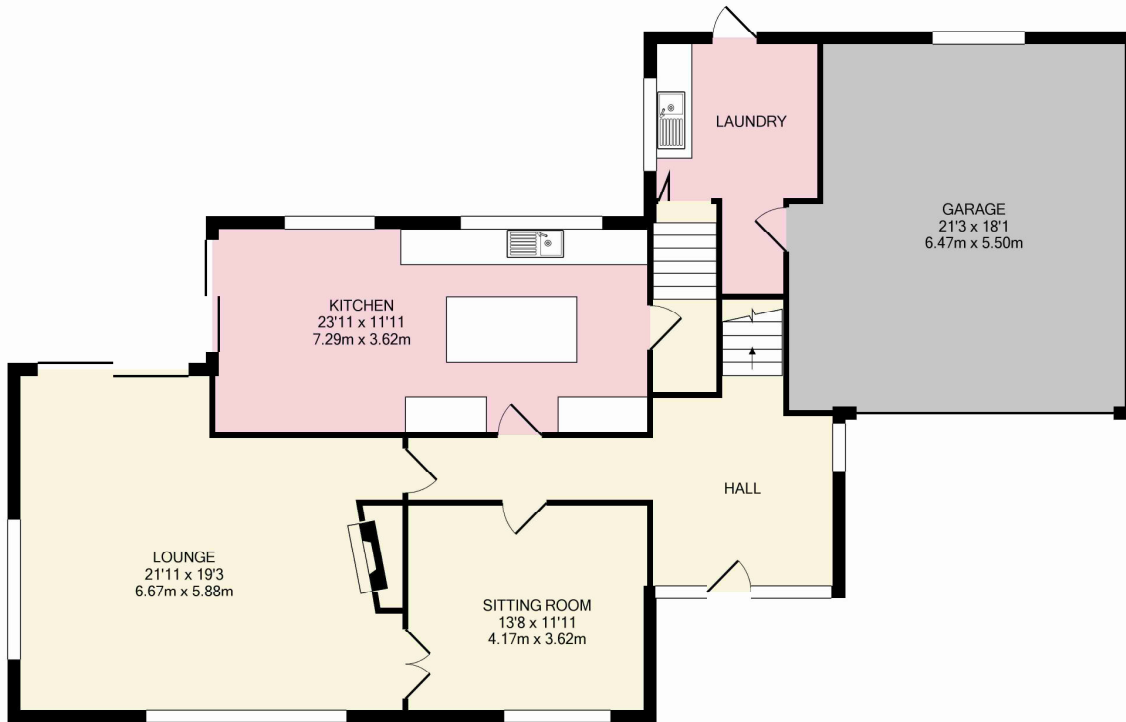
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GROUND FLOOR



1ST FLOOR

74 PERTON ROAD
 TOTAL APPROX. FLOOR AREA 2630 SQ.FT. (244.3 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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EPC - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.