



IMPRESSIVE GRADE II LISTED GEORGIAN HOUSE

The Beeches, Coven, WV9 5DH

Freehold





Drawing room • Dining room • Kitchen/breakfast room
• Games room with hot tub • Master bedroom suite • 7
further bedrooms • Outbuildings • Gardens

Local information

The Beeches is situated within the heart of Coven, a small village located in South Staffordshire and less than three miles from the ever popular village of Brewwood, a designated Conservation Area. Both Coven and Brewwood offer a range of shops and amenities and in Coven is a well regarded golf complex and a popular, lively and active village hall. The Shropshire Union Canal passes close by and there are a number of walks in the local area. More extensive shopping facilities are available in Wolverhampton, Telford, Stafford and Birmingham. The area is well served for schooling with St Dominic's High School for Girls in Brewwood, Wolverhampton Grammar School and High School, Stafford Grammar School and Tettenhall College of note.

Coven is well located for commuting throughout the West Midlands conurbation with the M54, M6 and M6 Toll all close by. Direct mainline rail services run to London Euston from both Stafford and Wolverhampton with travelling times less than 1h 20 minutes from Stafford. The nearest international airport is at Birmingham.

About this property

The Beeches is an impressive Grade II listed three storey Georgian house with many delightful period features including sash windows with decorative keyed lintels above and high ceilings to all of the

principal rooms. The front door leads into an impressive entrance hallway with an elegant staircase and galleried landings above. Off the entrance hall is a formal dining room with wooden flooring, decorative ceiling rose and a marble fireplace with surround, a double aspect drawing room with fireplace and beams to the ceiling, a good sized study, a further sitting room room with a brick built feature fireplace and a downstairs WC. The L shaped kitchen boasts a large bay window with seat, quarry tiled floors, an Aga, access to the cellars and two sets of double French doors leading outside. Off the kitchen is a glazed garden room with built in Aquamarine hot tub and beyond that is a spacious games room and large guest cloakroom.

To the first floor is the master bedroom suite with built in wardrobes and an ensuite with freestanding bath. There are three further double bedrooms, a family bathroom also with a freestanding bath and a separate WC on this level. On the second floor are two double bedrooms, one of which has a second room off it in the apex of the roof with beamed ceilings, a shower room and a single bedroom.

Outside:

The house sits in a mostly walled plot of just under half an acre. Metal gates lead onto a cobbled driveway beyond which are lawns, mature beds, shrubs and trees and raised vegetable beds.



To the other side of the house is a walled courtyard with gravelled driveway, separate access and a brick built outbuilding with conversion potential subject to the necessary planning permissions.

Directions:

From Wolverhampton: Take the Stafford Road (A449) heading north out of Wolverhampton crossing over the M54 and through Coven Heath. At the first roundabout in Cross Green immediately after the golf course take the second exit and then at the second roundabout take the first exit onto Brewwood Road. Continue for approximately 0.3 miles and at the roundabout take the second exit remaining on Brewwood Road, after approximately 200 metres the road bends round to the left and the driveway to The Beeches is on the left hand side immediately after the white house on the bend.

Photos taken: June 2019

Brochure produced: July 2019

Services: Mains water and Electricity, private drainage

Viewing: Strictly by appointment with Savills

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sales particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The purchaser must satisfy themselves by inspection or otherwise.

Tenure

Freehold

Local Authority

Staffordshire County Council (council tax band G)

Viewing

Strictly by appointment with Savills





The Beeches, Coven, WV9 5DH
Gross internal area (approx) 3886 sq ft
Garage 968 sq ft
Total 5378 sq ft



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The Beeches, Coven

Gross Internal Area (approx)
House (Excluding Void / Garage) = 361 sq m / 3886 sq ft
Cellar = 48.7 sq m / 524 sq ft
Garage / Stores = 89.9 sq m / 968 sq ft
For identification only. Not to scale.
Plan by Cloudbase Photography



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