



108 Wrottesley Road, Tettenhall, Wolverhampton, West Midlands, WV6 8SJ



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An impressive family home situated in one of Tettenhall's finest addresses

LOCATION

108 Wrottesley Road is situated within walking distance of the village on a road which has long since been considered to be one of the most highly regarded addresses within the locality, and the corner of Woodthorne Road. The property stands in a favoured position in possibly the most sought after stretch of Wrottesley Road and benefits from a corner plot with a deep frontage and a charming garden to the side and rear.

Tettenhall offers an array of local shopping facilities in the charming village centre together with the picturesque open spaces of the Upper Green. The area is well served by schooling in both sectors and there are excellent motor communications provided by the A41 Newport to Wolverhampton Road with the M5, M6 and M54 motorways facilitating travel to Telford, Birmingham and the whole of the industrial West Midlands.

DESCRIPTION

108 Wrottesley Road is a traditionally appointed, fine and particularly attractive family home arranged over two floors with a large frontage and well kept lawns on a corner plot with a sweeping tarmac drive and garage. The house has been comprehensively maintained and improved upon during recent years with many traditional features being reinstated to create a versatile family home which is presented to the highest standard. The house benefits from quality fitments including a well thought-out kitchen breakfast room, large sitting room, separate dining room and a study / sitting room which gives access to the garage. Upstairs there is an impressive landing overlooking a balconette, four double bedrooms with a good sized ensuite, finished with high quality fitments, to the principal bedroom and a fashionably appointed family bathroom with separate toilet.

NOTE:

The sellers have architect's plans drawn for conversion of the loft space to provide a further two good-sized bedrooms and bathroom, subject to gaining all of the necessary consents.

ACCOMMODATION

There is a PORCH with double doors and leaded windows opening into the ENTRANCE HALL which has a bespoke wooden door, oak flooring and staircase rising to the first floor landing. There is a large DINING ROOM with single glazed and leaded windows to the front and side elevations, decorative coving and an Adam style fireplace with marble effect hearth and mantle housing a gas fire. The SITTING ROOM has a marble effect fireplace housing a coal effect fire, wiring for wall mounted television, large bay window, two sets of double opening single glazed and leaded doors and a large, leaded window to the rear garden flanked by two complementary opaque stained glass windows, decorative coving and cornices. There is an INNER LOBBY leading through to the room which is currently being used as a HOME OFFICE with leaded window overlooking the rear garden and opaque leaded window to the side elevation, spotlights and a door leading to the

garage. The KITCHEN is fitted with a range of high-quality base and wall units with complementary granite work surfaces, inset sink with drainer, integrated dishwasher, space for a large fridge freezer and wine cooler, space for a range style cooker, decorative coving, wiring for large ceiling light fitting, leaded windows to the side and front elevations, door to a PANTRY which is lined with a range of shelving, tiled floor and small access into a loft. There is a door from the kitchen leading into an INNER LOBBY with a double glazed opaque bespoke door leading to the back garden, door to a WC which has a low level wc, built-in shelving and opaque leaded window to the side elevation, door to the LAUNDRY which has a wall mounted central heating boiler, drying rack, plumbing for washing machine and space for a tumble dryer with tiled floor.

There are steps leading to a HALF-LANDING which has a large, leaded picture window, decorative coving and a door leading to a CLOAKROOM with low level wc, corner wash hand basin with tiled splashback, opaque leaded window to the side elevation and tiled floor. The staircase then rises to the FIRST FLOOR LANDING which is an impressive feature of the property due to its size. There is a loft access, large picture window with balcony and a range of storage space with sliding doors. The PRINCIPAL BEDROOM has glazed and leaded windows to both the front and side elevations and a sliding doorway and steps down leading to the large ENSUITE BATHROOM with separate shower cubicle, vanity wash hand basin with drawers and cupboards beneath, window to the front elevation, spotlights, tiling to the floor and walls and a heated towel rail. BEDROOM 2 is also double and is above the garage and has steps leading down into it, with a leaded window overlooking the rear garden. BEDROOM 3 has a leaded window overlooking the rear elevation and wiring for wall lights and BEDROOM 4 has leaded windows to the front and side elevations with built-in wardrobe with hanging rails and storage. The FAMILY BATHROOM is fitted to a very high standard and comprises white suite with large bath, double shower cubicle, pedestal wash hand basin, leaded opaque window to the rear elevation, spotlights, tiling to the walls and floor. There is a SEPARATE WC with a leaded window overlooking the rear garden.

OUTSIDE

The property is approached over a long, sweeping driveway giving access to the GARAGE, which has wooden double doors, with established tree lined boundary, large shaped lawned area, steps leading to a large paved frontage with ornate, concrete railings and an arched door leading into the WALLED GARDEN. The garden has an extensive lawn, raised rockery garden, side gate leading onto Woodthorne Road with a full width paved patio with steps leading up to the bay, further evening patio, deep established, well stocked borders with a wide range of shrubs, fencing to borders and further side seating area.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND G - Wolverhampton CC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall office.

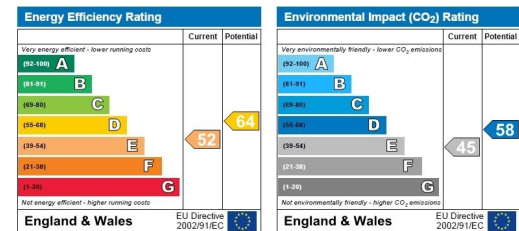
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Offers around
£595,000



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.



108 WROTTESELEY ROAD TETTENHALL

Approx Overall Floor Area
225.1sq.m 2423sq.ft.
(excluding garage)

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE

