



Cheviot House, 20 Stockwell Road, Tettenhall, Wolverhampton, WV6 9PQ

BERRIMAN  
EATON

# Cheviot House, 20 Stockwell Road, Tettenhall, Wolverhampton, WV6 9PQ

An outstanding Victorian residence providing extensive and exceptionally well proportioned accommodation over three storeys in one of the most highly regarded addresses within the area.

## LOCATION

Cheviot House stands in one of the most sought after addresses in the area being at the heart of Stockwell End within easy walking distance of the picturesque open spaces of the Upper Green and Tettenhall Village centre itself.

The village provides a full complement of local facilities and there is easy access to the extensive amenities afforded by the City Centre. The area is well served by schooling in both sectors.

## DESCRIPTION

Cheviot House is a fine Victorian residence with well proportioned and extensive living accommodation arranged over three floors. The property has a wealth of original, period features which are of architectural interest and there are some grand and formal reception rooms together with more informal living areas. There is extensive bedroom provision to the upper two floors with a total of seven bedrooms and four bath / shower rooms with the potential for the creation of a self-contained annex to the upper floor should buyers so wish.

The property stands in a superb plot with a gated drive to one side leading to a substantial three car garage block. The property is particularly attractive with elegant elevations typical of the period and is one of the finest homes within Stockwell End.

## ACCOMMODATION

Stone steps lead to a gothic arched PORCH with heavy, wooden doors, oak parquet flooring and an original front door with inset leaded and coloured lights with coordinating panels to either side which open into the RECEPTION HALL. This provides a fine entrance to the residence with part painted and panelled walls, a door to the rear garden with inset leaded and glazed lights, a leaded and coloured glazed side window and doors to all of the principal reception rooms and access to the CELLAR with two rooms, one of which has a window and quarry tiled floor and one of which has a wine cellar with quarry tiled floor and shelving. There is electric light and power. The DRAWING ROOM has leaded windows to both the front and side creating a light and airy living space, ornate ceiling mouldings, a Minster stone style fireplace with cast iron log burning stove, wiring for wall lights and a shelved display recess. The DINING ROOM is a particularly well proportioned reception room with a walk in leaded bay window to the front, a living flame coal effect gas fire with carved surround and marble hearth and slips, wiring for wall lights and a pair of bespoke glazed double doors with inset leaded and coloured lights opening into the INNER HALL with polished wooden flooring, a leaded rear window and a guest cloakroom with white suite of WC and pedestal basin, built in cloaks cupboard, a leaded rear window and part tiled walls.

There is a SITTING ROOM with alight through aspect with a leaded window to the front and leaded French doors and windows to the rear garden, a white painted Adams style fireplace with open fireplace and marble hearth and slips, ceiling cornice and wiring for wall lights. The KITCHEN / DINING ROOM is a superb living area with a comprehensive range of wall and base mounted cupboards, space for a range style cooker with extraction chimney above, an integrated fridge and freezer, an integrated dishwasher, laminated flooring throughout, two leaded windows with shutters overlooking the rear garden and a leaded window to the side. A door opens into the LAUNDRY with quarry tiled floor, plumbing for a washing machine, a Worcester Bosch central heating boiler which was replaced in 2019, stainless steel sink, leaded side window and leaded and ledged side door and a second CLOAKROOM with a white suite of WC and wall hung wash basin, quarry tiled floor and leaded windows.

A fine old staircase with Farley's rusks balustrading and leaded window with coloured and glazed insets to the half landing rises to the part galleried first floor landing with wiring for a wall light and a storage cupboard and linen cupboard. The PRINCIPAL SUITE has a DRESSING ROOM with a double glazed and leaded window overlooking the rear garden, picture rail and a door opening into BEDROOM ONE with a light through aspect with leaded windows to both the front and rear, fitted book and display shelving with cupboards below and above and a door to the EN-SUITE SHOWER ROOM with a fitted suite with a fully tiled corner shower, WC and wall hung wash basin, part tiled walls and a towel rail radiator. BEDROOM TWO is a large double room in size with a leaded corner window to the front, a built in wardrobe and a concealed vanity unit with wash basin with mirror behind and shelf beneath. BEDROOM THREE is, again, a large double room in size with a leaded window to the front, a vanity unit with wash basin with cupboard and drawers beneath and picture rail. There is a GUEST SUITE with BEDROOM FOUR with double glazed and leaded windows to the side and rear and a further leaded rear window, a built in wardrobe and an EN-SUITE SHOWER ROOM with a fully tiled shower, WC and wall hung wash basin and part tiled walls. The BATHROOM has a full suite with a panelled bath and a separate fully tiled corner shower and vanity unit with inset wash basin and WC with concealed flush, a leaded window, part tiled walls and integrated ceiling lighting.

A further staircase rises to the upper floor accommodation with a landing with a box room with fitted shelving and side window. BEDROOM FIVE is a large double room in size with a double glazed and leaded front window and a walk in wardrobe with hanging rails and shelving. BEDROOM SIX is a double room in size with a double glazed and leaded window overlooking the rear garden and BEDROOM SEVEN has a leaded window to the side. There is a further BATHROOM with a white suite with a panelled bath, WC and pedestal basin, airing cupboard with hot water cylinder, tiled walls, a leaded window and an external door.

## OUTSIDE

There is a DRIVEWAY laid in tarmacadam to the side providing off street parking with electrically operated remote control gates opening onto a further gravel DRIVEWAY leading to extensive parking provision to the rear. There is a LARGE GARAGE BLOCK with single and double garages, both with remote control roller shutter doors, electric light and power and an adjoining WORKSHOP with brick paviour floor, leaded window and electric light and power and a decorative fireplace. There is also a delightful GARDEN ROOM with stone flooring, two arched leaded and coloured windows and glazed double doors and windows looking back across the gardens to the handsome rear elevation of the residence.

The REAR GARDEN is a particular feature of the house with an extensive paved terrace to the rear of the property leading to the shaped rear lawn with particularly well stocked and matured beds and borders, an ornamental garden pond with waterfall and rockery surround and a further paved terrace in front of the garden room. The garden enjoys a considerable degree of privacy and there is a small garden store to the rear of the laundry.

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

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£825,000

EPC: D

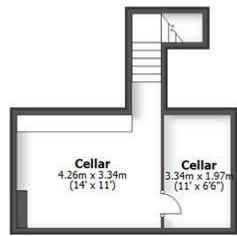
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



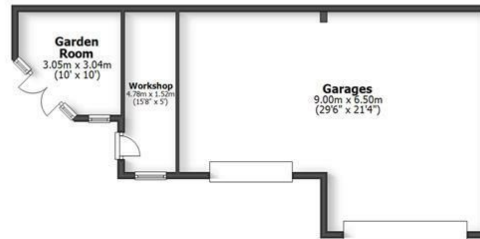
**CHEVIOT HOUSE**  
20 STOCKWELL ROAD, TETTENHALL

HOUSE: 327sq.m. 3520sq.ft.  
CELLARS: 24.7sq.m. 266sq.ft.  
GARAGE BLOCK: 66.6sq.m. 717sq.ft.  
**TOTAL: 418.3sq.m. 4503sq.ft.**

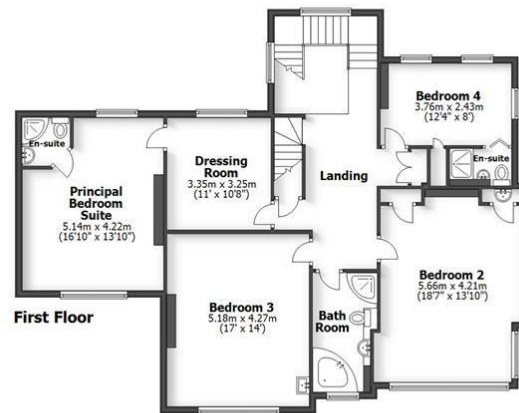
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



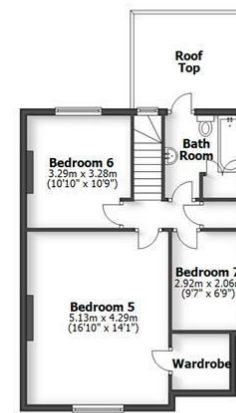
Cellar



Ground Floor



First Floor



Second Floor

