



Woodhouse Lodge Wood Road, Tettenhall Wood, Wolverhampton, WV6 8LS

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A landmark Tettenhall residence with an exceptionally attractive timbered and gabled front elevation which stands within superb gardens and which benefits from versatile and flexible accommodation over two floors with a total plot size of just over a quarter of an acre.

LOCATION

The property is within easy walking distance of the local facilities available within Tettenhall Village itself and the further amenities afforded by Tettenhall Wood being nearby. Wolverhampton City Centre is within easy reach and the area is well served by schooling in both sectors with Tettenhall College being within walking distance.

DESCRIPTION

Woodhouse Lodge is a fine residence of much note with accommodation of much charm and character throughout. The property has timbered and gabled elevations of much architectural interest and the house stands within a superb plot with matured and private gardens and a total area of just over a quarter of an acre.

Internally the house benefits from rooms of generous proportions to both ground and first floors and the internal configuration is particularly flexible and can be adapted to suit individual buyers requirements. The property has recently had a full chemical damp proof course injected which has a 10 year warranty, a new boiler has been fitted and new radiators installed in all rooms and the house has been redecorated internally.

ACCOMMODATION

There is an open, tile hung PORCH with studded double doors opening into the HALL. The property is more commonly accessed from the driveway which is gated and entered through a tile hung lychgate with a covered rear PORCH having a leaded door opening into the REAR HALL with leaded windows overlooking the gardens and a door opening into the boiler room. There is an INNER PORCH opening into the HALL which leads to all of the principal accommodation, a cloaks cupboard, a shelved storage cupboard and a GUEST CLOAKROOM with a double glazed and leaded window, WC, vanity unit with inset sink with cupboards with drawers beneath, built in wardrobe and storage cupboards, wiring for wall lights and ceiling coving. The DRAWING ROOM provides a fine principal reception space with double glazed and leaded windows to three elevations, a living flame coal effect gas fire standing within a white painted Adams style surround with marble hearth and slips, niche book and display shelving, dado rail and ceiling cornice. Glazed double doors open into the LOUNGE with double glazed and leaded French doors and windows to the garden with electric sun anopy creating a shaded seating area outside, a living flame coal effect gas fire standing within a formal surround with painted ceramic tiled slips and ceramic tiled hearth, ceiling coving and a leaded door opening into the ENTRANCE HALL with fitted shelving and double front doors. Leaded doors from the lounge open into the SITTING ROOM with a double glazed and leaded front window, coved ceiling and a door into BEDROOM FOUR which has double glazed and leaded windows to the front and side, wiring for wall lights and ceiling coving. The BREAKFAST KITCHEN has a full range of wall and base cupboards together with a fitted breakfast bar, a range of Neff appliances including and induction hob, microwave and double electric oven together with a Siemens fridge and freezer, integrated ceiling lighting, tiled floor, part tiled walls a double glazed and leaded window overlooking the rear gardens and an external door.

There is a LAUNDRY with plumbing for a washing machine, space for a tumble dryer, stainless steel sink, wall and base mounted units, part tiled walls and a leaded window overlooking the garden. The PRINCIPAL BEDROOM SUITE is to the ground floor with a large double bedroom with two double glazed and leaded windows to the front, dado rail, coved ceiling, wiring for wall lights and an open arch into a DRESSING AREA with two built in double wardrobes with hanging rails and shelving and a door into the EN-SUITE BATHROOM with a bath, separate fully tiled shower, WC and pedestal basin, a double glazed and leaded front window, boiler cupboard with fitted shelving, wiring for wall lights and part tiled walls.

A staircase with turned balustrading rises from the sitting room to the first floor landing with built in wardrobe and shelved storage cupboards. there is a STUDY AREA with double glazed and leaded window and access to under eaves storage and ceiling coving. BEDROOM TWO is a good double room in size with a light corner aspect with a double glazed and leaded window to the front together with double glazed and leaded French doors to a breakfast balcony with wrought iron balustrading and a wide bank of fitted wardrobes. BEDROOM THREE is also a good double room in size with a double glazed and leaded window to the front and fitted wardrobes and the HOUSE BATHROOM has a corner bath with shower over, WC with concealed flush and tiled vanity shelf with inset wash basin, tiled walls and a double glazed and leaded window.

OUTSIDE

To one side of the property a pathway leads to the front doors and to the other side of the property an entrance laid in brick paviours leads through wrought iron gates set beneath a tiled lychgate to the DRIVE with parking for several cars and a double garage with remote controlled roller shutter door, electric light and power and a side window. There is a covered wood or bin store and a tool shed. The open porch has quarry tiled floor, a door into the property and a glazed door into an OFFICE with an independent front door which could be utilised for a number of different purposes including study for those wishing to work from home, gym or bar.

The REAR GARDEN is a particular feature of the house having reached a level of maturity with particularly well stocked beds and borders and surrounding evergreen trees maintaining privacy. There is a large lawn, a paved patio to the rear of the house, a further paved terrace to the rear of the garden and, overall, the setting is one of much attraction.

We are informed by the Vendors that mains water, electricity and drainage are connected and the central heating is gas fired.

COUNCIL TAX BAND G - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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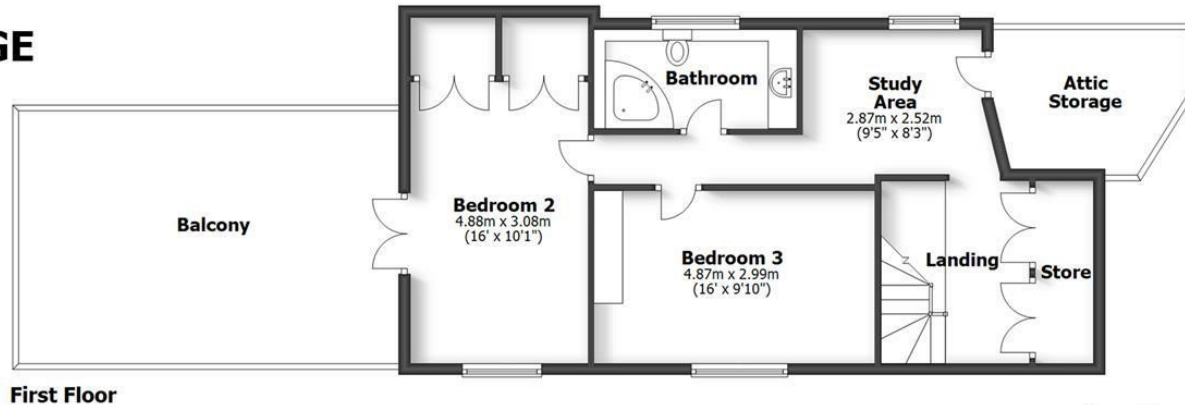
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£725,000

EPC: E

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WOODHOUSE LODGE
WOOD ROAD, TETTENHALL



HOUSE: 242.3sq.m. 2608sq.ft.
GARAGE: 30.9sq.m. 332sq.ft.
TOTAL: 273.2sq.m. 2940sq.ft.

(EXCL. ATTIC STORAGE/BALCONY)
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

