



Randolph House, 55 Woodthorne Road, Tettenhall, Wolverhampton, WV6 8TU

BERRIMAN  
EATON



# Randolph House, 55 Woodthorne Road, Tettenhall, Wolverhampton, WV6 8TU

A stunning, detached family home with accommodation of the highest calibre in a superb plot with a fine frontage, large and private garden to the rear and standing in one of the region's most sought after addresses

## LOCATION

Randolph House stands in one of the most favoured locations within the Wolverhampton conurbation in a large plot on Woodthorne Road which runs between Wrottesley Road and Wergs Road close to the heart of Tettenhall Village.

The village centre itself provides a comprehensive range of local amenities, including excellent schooling in both sectors, and the picturesque open spaces of the Upper Green are within walking distance. There is convenient access to the City Centre and regular bus services run along Wergs Road.

## DESCRIPTION

Randolph House is a charming residence which has been much improved over recent years which now blends contemporary appointments and décor with many fine original period details including some fine, modern yet period style radiators to the ground floor.

The house is ideal for contemporary lifestyles with well proportioned rooms over two storeys, a stunning kitchen / family room to the ground floor with three double bedrooms, ensuite and house bathroom to the first floor with the potential for the increase of bedroom provision by way of a loft conversion should buyers so wish and subject to gaining all of the usual necessary consents.

## ACCOMMODATION

A wooden front door with inset double glazed and leaded light opens into the HALL with Amtico flooring, a double glazed and leaded window to the front and a well appointed GUEST CLOAKROOM with a white suite of wc and corner wall-hung wash basin, Amtico flooring, part-tiled walls and a double glazed and leaded window to the front. The LOUNGE is a lovely room with a walk-in double glazed bay window with French doors to the rear with a charming aspect over the garden, a modern fireplace with marble hearth and slips and white painted surround, feature panelled wall and coved ceiling. The DINING ROOM has a walk-in bay window to the front with double glazed and leaded windows, an original art deco style tiled fireplace set within a recess with double glazed and leaded windows to either side and coved ceiling. The focal point of the ground floor is undoubtedly the magnificent KITCHEN / FAMILY ROOM which has been completely re-appointed in recent years.

The kitchen area has a full range of contemporary wall and base mounted cupboards with butchers block working surfaces, space for a range-style cooker with stainless steel Stoves filtration chimney above, integrated Bosch dishwasher, integrated Bosch fridge, ceramic sink unit, under-unit lighting, integrated ceiling lighting, Amtico flooring, part-tiled walls, a shelved larder and an open doorway through into the vaulted FAMILY ROOM which provides ample space for both sitting and dining areas with double glazed French doors to both the side and rear with further double glazed rear windows and two double glazed rooflights creating a light and airy reception area with Amtico flooring. Adjoining the kitchen is the LAUNDRY with a co-ordinating range of units to those in the kitchen, stainless steel sink, part-tiled walls, Amtico flooring, double glazed side windows, a double glazed side door, integrated ceiling lighting and an internal door to the garage.

Stairs from the hall rise to the galleried LANDING with a double glazed and leaded window to the front and access to the roof space. The PRINCIPAL SUITE benefits from a large double bedroom with fitted wardrobes, a walk-in double glazed bay window overlooking the rear garden and a spacious and well appointed ensuite shower room with a fully tiled double shower, pedestal basin and wc, underfloor heating, part-tiled walls, integrated ceiling lighting, a double glazed rear window and radiator with towel rail attachment. BEDROOM 2 is a good double room in size with a walk-in double glazed and leaded bay window to the front, fitted wardrobes and fitted wall display shelving. BEDROOM 3 is also a good double room with fitted wardrobes, a double glazed and leaded window to the front and a part panelled feature wall. The HOUSE BATHROOM has a full white suite with a panelled bath, wc and pedestal wash basin together with a separate fully tiled corner shower, part-tiled walls, integrated ceiling lighting, double glazed window and a chrome towel rail radiator.

## OUTSIDE

Randolph House stands behind an impressive frontage with a driveway laid in tarmac providing ample off street parking, a shaped front lawn and stocked beds and borders. There is a GARAGE with wooden doors, a double glazed side window, electric light and power and an internal door to the laundry.

There is side access from the front to the glorious REAR GARDEN which is of a superb size with a paved terrace to the rear of the house providing fine al fresco dining areas, a long lawn and a further paved terrace to the rear together with a putting green and artificial grass and a comparatively high degree of privacy and a superb green backdrop.

SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND F - 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  
£599,950

EPC: E

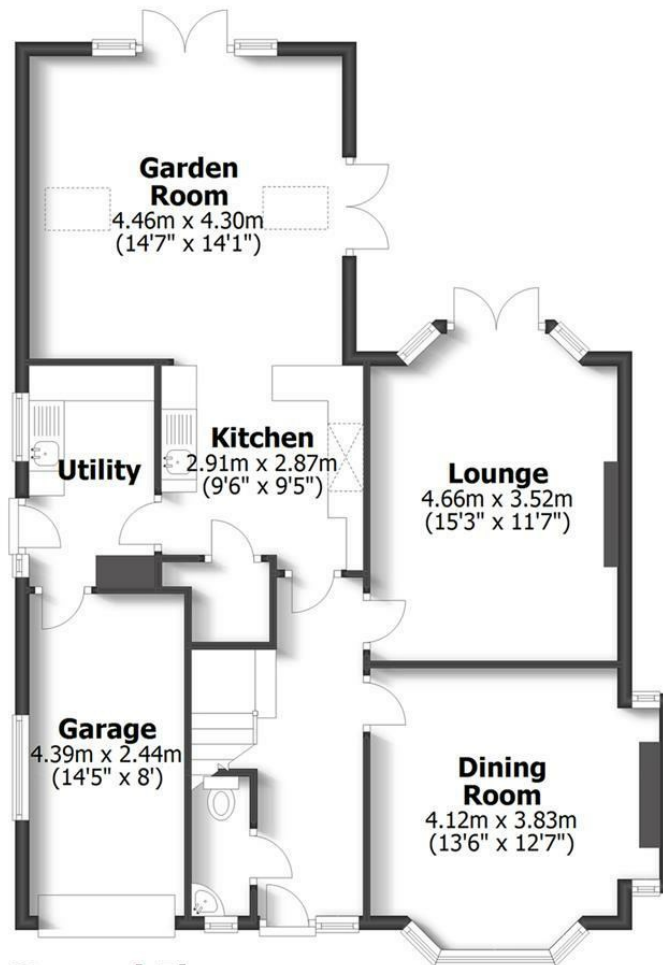
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



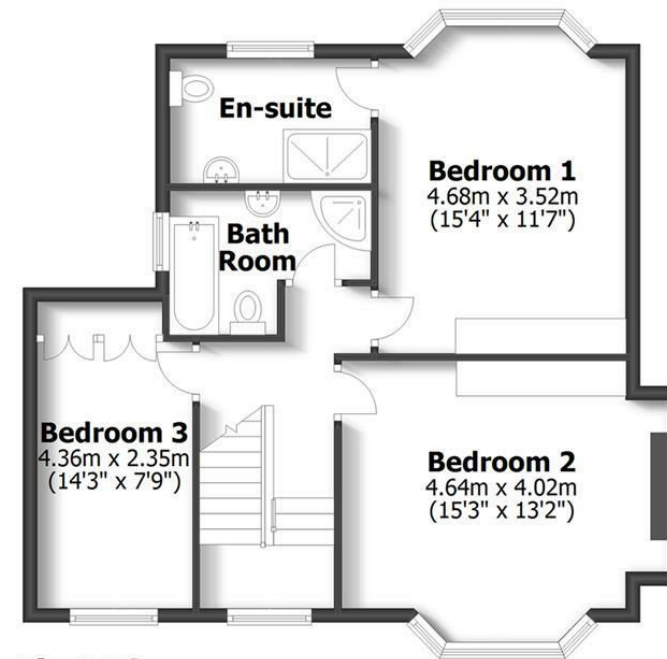
**Randolph House**  
55 Woodthorne Road

HOUSE: 139.9sq.m. 1506sq.ft.  
GARAGE: 10.1sq.m. 109sq.ft.  
**TOTAL: 150.0sq.m. 1615sq.ft.**

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



**Ground Floor**



**First Floor**



