



Dalkeith, 25 Tinacre Hill, Wightwick, Wolverhampton, WV6 8DB

BERRIMAN
EATON

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A well appointed and well presented Tinacre Hill residence which stands within lovely gardens and a gated frontage and which has the potential for extensions (STPP).

LOCATION

Tinacre Hill is on the western fringe of Wolverhampton and is one of the most highly regarded roads in the area. All amenities are within convenient reach with shopping facilities in Compton, Tettenhall Wood, Tettenhall Village and Perton centre. There is a wide range of schools in both sectors which include the Wolverhampton Grammar School, Wolverhampton Girls High School, Tettenhall College, Newbridge Preparatory School and Birchfield Preparatory School.

DESCRIPTION

Dalkeith is an attractive dual gabled detached family home with a part timbered façade of enormous attraction.

Internally the house provides well proportioned and well appointed accommodation over two storeys and there is the potential to enlarge the scope of accommodation provided, subject to gaining all of the usual and necessary consents.

ACCOMMODATION

An open part timber framed PORCH has a panelled front door opening into the RECEPTION HALL with painted panelled walls to plaque rail, parquet flooring, understairs cloaks cupboard and a concealed door to the garage. The DRAWING ROOM is an elegant principal living room with a recessed Inglenook fireplace with decorative brickwork, open hearth, leaded windows to either side, wooden panelling and wide mantle above together with wooden seating to either side, a beamed and rafted ceiling and a walk in double glazed bay window with French door to the rear garden. The SITTING ROOM has a walk in double glazed bay window to the front, a limestone fireplace with log burning stove, wiring and recess for a wall mounted TV, integrated ceiling lighting, integrated ceiling speakers and oak flooring. There is a DINING KITCHEN with a full range of wall and base mounted cupboards providing ample storage areas and there are coordinating wall hung plate rack and display unit, granite working surfaces, a four ring Bosch gas hob with a built under double electric Bosch oven, an integrated tall larder fridge, an integrated dishwasher, an exposed brick fireplace with living flame coal effect stove standing on a quarry tiled hearth, old servant bell board, a walk in double glazed bay window with French doors to the garden together with a double glazed and leaded window overlooking the rear, an undermounted ceramic sink, tiled floor and a door to the LAUNDRY with plumbing for a washing machine, space for a tumble dryer, dresser style units, integrated ceiling lighting, a double glazed and leaded side window, an arched side door and a door to the GUEST CLOAKROOM with a well appointed white suite of wall hung wash basin and WC, tiled walls, tiled floor and a double glazed and leaded window.

A staircase from the hall rises to the galleried landing with wiring for wall lights and two double glazed and leaded front windows. BEDROOM ONE is a good double room in size with a walk in double glazed and leaded bay window overlooking the rear garden and wiring for a wall mounted TV. BEDROOM TWO is a good double room in size with double glazed and leaded windows to the front, wiring for a wall mounted TV and a wide bank of fitted wardrobes. BEDROOM THREE has a double glazed and leaded front window, wiring for a wall mounted TV and fitted wardrobes and there is a GUEST SUITE with BEDROOM FOUR which has double glazed and leaded window, a wide bank of fitted wardrobes and an EN-SUITE SHOWER ROOM with a fully tiled corner shower, WC and wall hung vanity unit with wash basin and drawers beneath, tiled walls, tiled floor, integrated ceiling lighting and a double glazed and leaded side window. The BATHROOM has a well appointed, contemporary suite with a fully tiled corner shower with waterfall head and separate hose, freestanding bath, wall hung vanity unit with wash basin with drawer beneath and a wall hung WC, tiled floor and walls, integrated ceiling lighting, a chrome towel rail radiator and a double glazed and leaded rear window.

OUTSIDE

Dalkeith stands behind a good frontage and is approached through remote controlled double wooden gates with a shaped front lawn and a DRIVEWAY laid in tarmacadam providing ample off street parking. There is an integral GARAGE with double wooden doors, a wall mounted Worcester Bosch gas fired central heating boiler, electric light and power and an internal door to the hall.

Gated side access leads to the delightful REAR GARDEN with an extensive paved patio leading to the lawn beyond with beautifully stocked and fully matured beds and borders.

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.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£849,995

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.



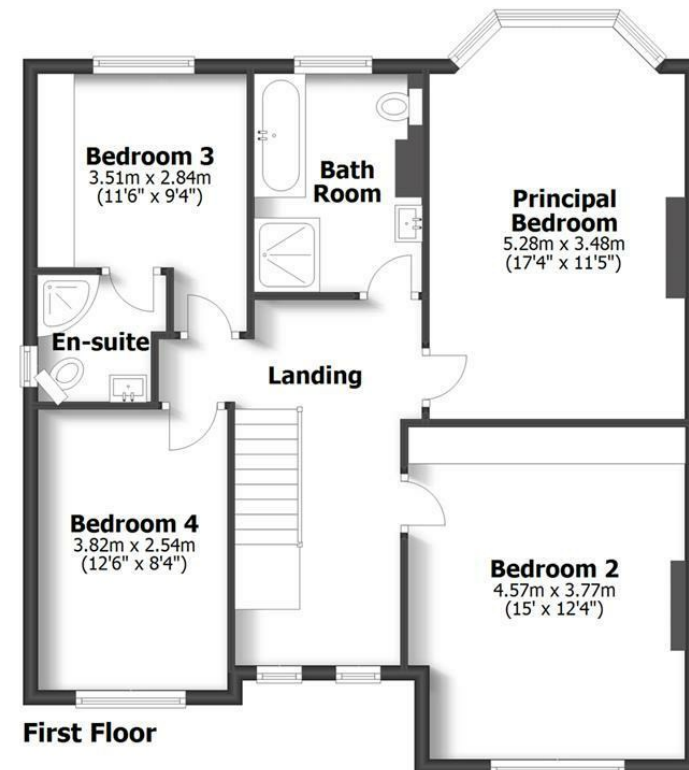
DALKEITH
25 TINACRE HILL, WIGHTWICK

HOUSE: 149.4sq.m. 1608sq.ft.
 GARAGE: 12.6sq.m. 136sq.ft.
TOTAL: 162sq.m. 1744sq.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

