16 Church Hill Road, Tettenhall, Wolverhampton, WV6 9AT

BERRIMAN
EATON

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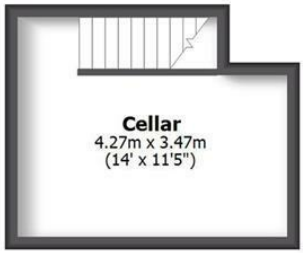
A beautiful, Edwardian detached family home providing accommodation of much character standing in a large plot of almost 0.25 acres in one of the areas most sought-after addresses.

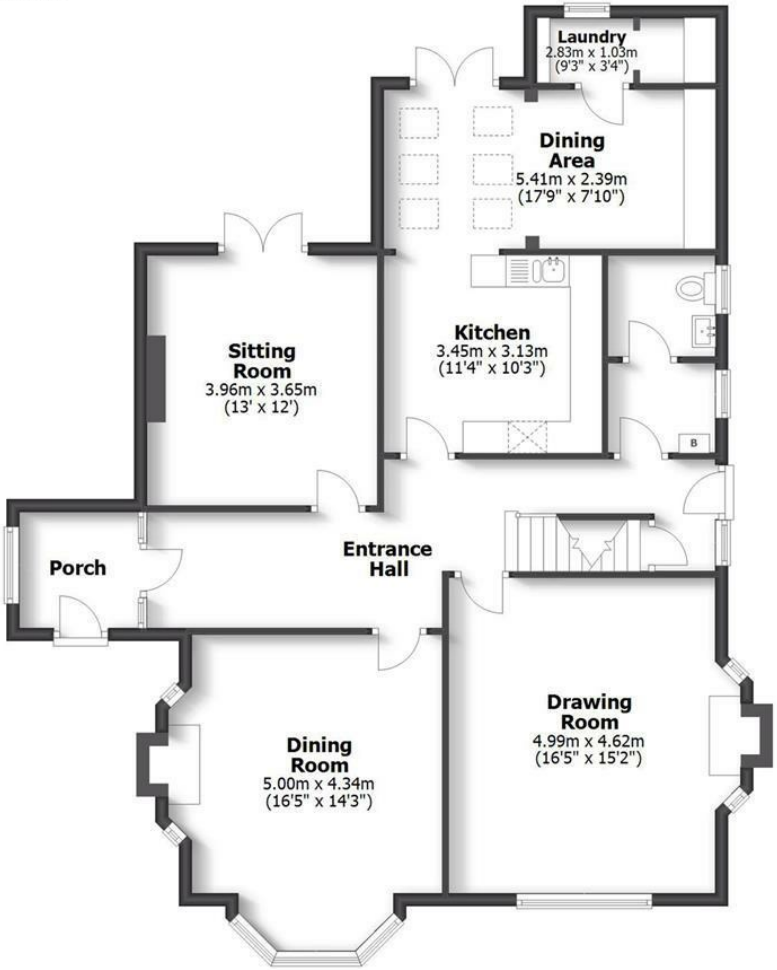
16 CHURCH HILL ROAD
STOCKWELL END, TETTENHALL

HOUSE:	200.6sq.m.	2160sq.ft.
CELLAR:	13.8sq.m.	148sq.ft.
GARDEN ROOM:	16.2sq.m.	175sq.ft.
TOTAL:	**230.6sq.m.**	**2843sq.ft.**

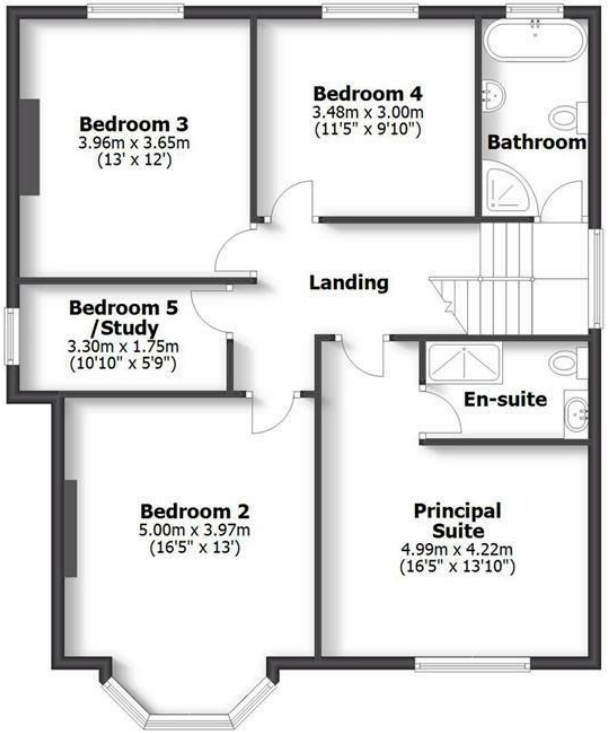
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Cellar



Ground Floor



First Floor

LOCATION

16 Church Hill Road stands at the heart of Stockwell End which has long been considered to be the most prestigious address within the Wolverhampton conurbation. The situation provides a fine setting for a family house of this nature and is a quiet, leafy area and yet is within easy reach of the City Centre.

Comprehensive local shopping facilities in the picturesque Tettenhall village centre and the open recreational spaces of the Upper Green are within easy walking distance. The highly regarded South Staffordshire Golf Club is within a couple of minutes drive and The Newbridge Lawn Tennis and Squash Club is nearby.

There is convenient travelling to Wolverhampton with regular bus services along the Tettenhall Road and rail services are easily accessible at Wolverhampton station providing regular mainline services. The area is particularly well served by schooling in both sectors with Tettenhall College being within walking distance.

DESCRIPTION

16 Church Hill Road is an Edwardian house with extensive five bedroom living accommodation arranged over ground and first floors. The house has been well maintained over the years and is presented to a high standard throughout with modern kitchen and bathroom suites and tasteful décor. There are many original period details which now blend admirably with modern appointments.

ACCOMMODATION

A front door with inset leaded and coloured light opens into the PORCH with quarry tiled floor, side window and a fine front door with inset leaded and coloured lights with matching side and over panels opening into the HALL with Minton tiled floor, ceiling cornice and picture rail, a secondary part glazed front door and side window to the drive and a door to the CELLAR with electric light and power. There is a CLOAKS LOBBY with wooden flooring, shoe racks, coat hooks, sash window and wall mounted gas fired Worcester Bosch central heating boiler and a door to the GUEST CLOAKROOM with a contemporary suite of WC and vanity unit with wash basin with cupboard beneath, part panelled walls to dado, tiled floor, a window and a radiator with heated towel rail attachment. The DRAWING ROOM is a fine, formal living room with a sash window with shutters to the front, a tiger cast iron wood burning stove set within a recessed, arched brick fireplace with quarry tiled hearth and windows with plantation shutters to either side, polished wooden flooring, fitted library shelving with cupboards beneath, wiring for wall lights and ceiling coving. There is a SITTING ROOM with double glazed French doors with double glazed windows above to the rear garden, wiring for a wall mounted TV with hardware cupboard beneath, polished wooden flooring, picture rail and ceiling cornice. The DINING ROOM is an excellent size room for entertaining with a walk in bay window to the front with sash windows, a decorative cast iron fireplace with painted ceramic tiled hearth and slips and white painted surround set within an arched recess with windows to either side, polished wooden flooring, picture rail and ceiling cornice. There is a large DINING KITCHEN with a full range of wall and base mounted cupboards with granite working surfaces, space for a range style cooker with stainless steel extraction chimney above, plumbing for a dishwasher, a built in tall larder fridge, a built in tall larder freezer, an undermounted stainless steel sink with boiling water Qettle tap, original bell board, ceramic floor tiling, ample space for informal dining, integrated ceiling lighting, a part vaulted ceiling with six double glazed roof lights, double glazed French doors to the garden and a door to the LAUNDRY with wall and base mounted cupboards, plumbing for a washing machine, ceramic tiled floor, part metro tiled walls and a double glazed rear window.

An elegant staircase with turned balustrading rises to the part galleried first floor landing with a sash widow to the side with plantation shutters and access to the roof space. The PRINCIPAL SUITE has a double bedroom with a sash window with shutters to the front, laminated flooring, integrated ceiling lighting and an EN-SUITE SHOWER ROOM with a fully tiled shower with waterfall head and separate hose, WC and vanity unit with stone circular sink standing on a stone shelf with cupboards beneath, a wall mounted sensor mirror, tiled walls and integrated ceiling lighting. BEDROOM TWO is a large double room in size with a walk in bay window to the front with sash windows, laminated flooring and picture rail. BEDROOM THREE is a good double room in size with a sash window with shutters overlooking the rear garden, a decorative cast iron fireplace with white painted surround. BEDROOM FOUR is a double room with a sash window with shutters overlooking the rear garden and built in cupboards and BEDROOM FIVE / STUDY has a sash window to the side with plantation shutters. There is a BATHROOM with a stylish suite with a free standing bath, separate fully tiled corner shower with waterfall head, WC and wall hung wash basin, travertine tiled floor and part tiled walls, a sash window with plantation shutters and a chrome towel rail radiator.

OUTSIDE

The property stands behind a screened, walled frontage with a low built brick wall with matured privet hedge above, raised brick piers with a path leading to the front door together with a further set of raised piers leading to the DRIVEWAY which provides ample off street parking and there is a GARAGE with a rear window, side door to the garden, electric light and power.

There is gated side access to the delightful REAR GARDEN which is a particular feature of the property with an extensive, old stone paved terrace to the rear of the house with steps leading to the large rear lawn beyond with matured, stocked beds and borders, a pergola terrace to the rear and a GARDEN ROOM which could be used for a variety of different purposes including home office suite, games or leisure room or gym and which has integrated ceiling lighting, electric wall mounted heater, laminated flooring and double glazed windows and French doors. There is a total area of approximately 0.23 acres.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD and stands in the Tettenhall Greens Conservation Area.
Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows the four main providers have limited coverage indoors with all four having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Offers Around £775,000 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.

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