



Pine House, Mount Road, Tettenhall Wood, Wolverhampton, WV6 8HQ

BERRIMAN
EATON





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A substantial family home providing superbly proportioned living accommodation in a large plot of almost 0.3 acres in total with a part southerly aspect in a particularly sought-after address

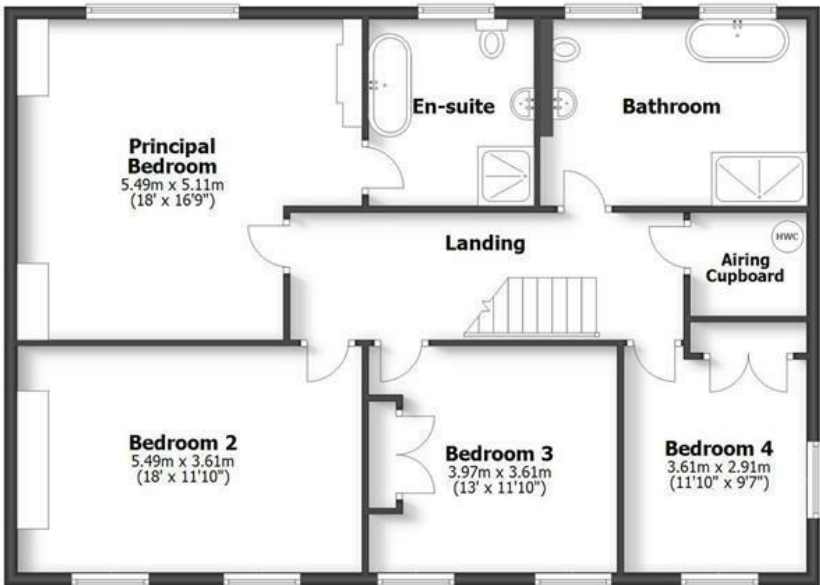
PINE HOUSE
MOUNT ROAD, TETTENHALL WOOD

HOUSE: 257.8sq.m. 2775sq.ft.
GARAGE: 35.3sq.m. 380sq.ft.
TOTAL: 293.1sq.m. 3155sq.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

LOCATION

Pine House stands in a lovely position on the Tettenhall Wood / Wightwick border within easy reach of a wide range of local facilities which are provided by Tettenhall Village, Tettenhall Wood and the Compton Shopping Centre. The area is well served by schooling and there is easy access to the Perton Shopping Centre and Wolverhampton City Centre itself.

DESCRIPTION

Pine House is an elegant property with Georgian influenced elevations and stands well back from Mount Road behind a matured, shielded and screened frontage helping to ensure privacy.

Internally there are well proportioned rooms throughout which are ideal for contemporary family requirements. The house has been well maintained over the years and benefits from kitchen and bathroom suites of quality.

One of the principal attractions of the property is the superb plot within which it stands with a total area of almost 0.3 acres in total which is an excellent size for a house of this nature in this location. There is a superb rear garden and, whilst the house provides extensive living areas in its current layout, there is ample opportunity for extensions to enhance the scope of accommodation provided should buyers so wish, subject to gaining all of the usual and necessary consents.

ACCOMMODATION

A wide, open fronted PORCH has a panelled front door with glazing to either side which opens into the RECEPTION HALL which is a superb entrance to the property and which is a room within its own right and which has a useful understairs cloaks and storage cupboard and a door opening into a CLOAKROOM with fitted suite of WC and pedestal basin, part tiled walls, tiled floor and integrated ceiling lighting. Panelled double doors from the reception hall open into the DRAWING ROOM which is a large reception with a through aspect with a secondary glazed walk in bay window to the front together with double glazed patio doors to the garden, a white painted Adams style fireplace with marble hearth and slips and living flame coal effect gas fire, wiring for wall lights, picture rail, ceiling coving and panelled double doors opening into the DINING ROOM which has a double glazed sash style window overlooking the rear garden, wiring for wall light and ceiling coving. There is a SITTING ROOM with a walk in secondary glazed bay window to the front, ceiling coving, wiring for a wall light and integrated ceiling lighting. There is a LIVING KITCHEN which is the focal point of the ground floor. The kitchen area has a range of cream wall and base mounted cabinetry with granite working surfaces, a four oven Aga with filtration unit above, an integrated fridge, tiled floor, part tiled walls and being open through into the living / dining area with double glazed sash style windows to either side and a walk in double glazed bay window with inset French doors to the rear with the entire room having integrated ceiling lighting and ceiling coving. There is a LAUNDRY with coordinating units to those in the kitchen with granite surface, a double glazed window, tiled floor, plumbing for a washing machine, plumbing for a dishwasher and a glazed door to a SIDE LOBBY with quarry tiled floor, a door to the garden and an internal door to the garage.

A staircase rises from the reception hall to the galleried first floor landing with a large walk in linen cupboard with hot water cylinder and slatted shelving and there is access to the roof space and ceiling coving. The PRINCIPAL SUITE has a large double bedroom with two fitted double wardrobes and a corner display unit with draw and cupboard beneath, a dressing table with marble surface, central cubby with chests of drawers to either side, wiring for wall lights, integrated ceiling lighting, ceiling coving, a double glazed sash style window overlooking the rear garden and a door to the EN-SUITE BATHROOM with a Vernon Tutbury suite of pedestal basin and WC, a free standing roll top bath with ball and claw feet and a separate fully tiled shower, wooden flooring, part tiled walls, a double glazed sash style window overlooking the rear garden, coved ceiling and integrated ceiling lighting. BEDROOM TWO is a large double room in size with two double glazed sash style windows to the front, a bank of fitted wardrobes with inset chest of drawers, integrated ceiling lighting and ceiling coving. BEDROOM THREE is a good double room in size with two double glazed sash style windows to the front elevation, a fitted double wardrobe and ceiling coving. BEDROOM FOUR is also a double room in size with a light corner aspect with double glazed sash style windows to the front and side, built in double wardrobe and ceiling coving and the HOUSE BATHROOM has a well appointed, contemporary suite with a free standing roll top bath, a separate double shower cubicle, travertine tile floor and part travertine tiled walls, two double glazed sash windows to the rear, two chrome towel rail radiators, two recessed mirror fronted cupboards either side of a recessed display unit and integrated ceiling lighting.

OUTSIDE

Pine House stands well back from Mount Road with a matured evergreen boundary helping to secure privacy. There is a red tarmacadam laid DRIVEWAY providing ample off street parking, a shaped front lawn and a GARAGE with a remote controlled roller shutter door, an EV charger, a double glazed side window, storage cupboards, a wall mounted Worcester Bosch gas fired central heating boiler, concrete floor, electric light and power together with an internal door to the side hall.

There is gated side access from the front to the OUTSTANDING REAR GARDEN. There is a full width, Indian slate paved terrace to the rear of the house providing ample external seating and dining areas with the shaped rear lawn beyond with particularly well stocked and matured beds and borders providing a stunning, matured backdrop. Steps lead down to a “hidden” open sided and covered gazebo and the garden enjoys a considerable degree of privacy for a house in this area.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND H – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.

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

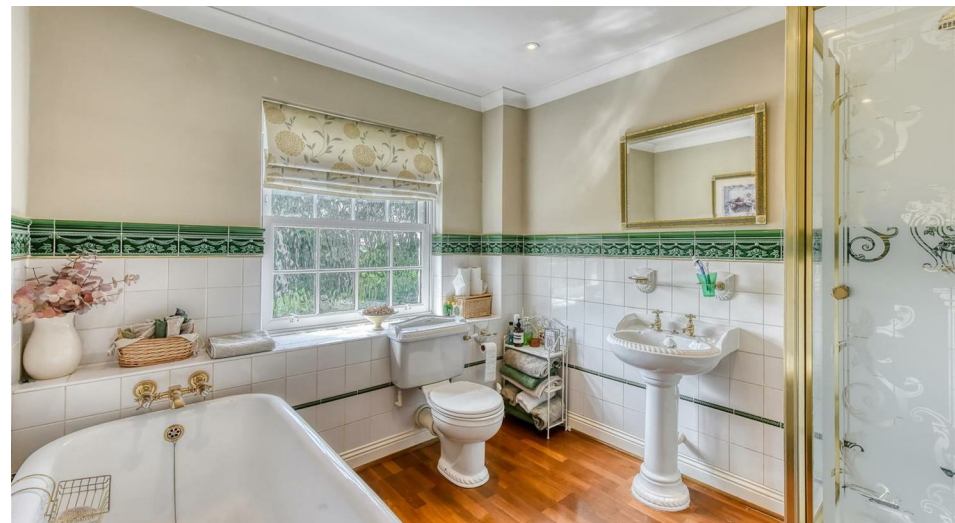
The long term flood defences website shows very low

Offers Around £875,000

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.







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