115 Wrottesley Road West, Tettenhall, Wolverhampton, WV6 8UP

BERRIMAN
EATON

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A lovely family home in a particularly sought after address with a preferred Southerly rear aspect and a total plot size of approximately a third of an acre in total.

LOCATION

The local facilities provided by Tettenhall Village are nearby, the picturesque open spaces of the Upper Green are within walking distance, there is easy travelling to the City Centre and the area is particularly well served by schooling in both sectors.

DESCRIPTION

115 Wrottesley Road West is an attractive family home with well balanced accommodation which is typical of its period. The house has an elegant, gabled front elevation and stands in a large plot of approximately a third of an acre in total. The property stands on the "preferred" side of the road and benefits from a Southerly aspect to the rear. The property is well appointed and has been well maintained over the years and benefits from double glazing and gas fired central heating. The kitchen has a delightful Art Deco influence and the bathroom and shower room have fine quality suites.

ACCOMMODATION

A panelled front door set within a brick framed arched doorway opens into a RECEPTION HALL with ceiling coving, decorative ceiling rose and a door to the CLOAKROOM with a white suite with a WC with concealed flush and a corner vanity unit with Heritage wash basin with cupboard beneath, tiled walls, Karndean flooring, storage cupboard, double glazed window and integrated ceiling lighting. Panelled double doors from the hall open into the LOUNGE is a superbly proportioned through room with a double glazed window to the front, double glazed side window and double glazed French doors and window to the garden, a living flame gas stove set within a marble hearth and slips with a white painted Adams style surround, twin decorative arched display niches, wiring for wall lights and moulded dental cornicing. A second set of panelled double doors opens into the DINING ROOM with laminated flooring, double glazed windows to both the front and side, an open fireplace with marble hearth and slips and restyled surround (NB the chimney has been capped), laminated flooring, wiring for wall lights and ceiling cornice. The KITCHEN has an Art Deco 1920's style theme with wall and base mounted cupboards with heavy set granite working surfaces, an inset sink unit, a four ring Bosch gas hob with filtration unit above and Neff electric oven beneath, an integrated Miele dishwasher, a double glazed window overlooking the rear garden, integrated ceiling lighting in a decorative trio ceiling cornice and an opening through into a BREAKFAST AREA with a double glazed window to the rear, panelled door to the side, internal door to the garage and a door to the LAUNDRY/PANTRY with plumbing for a washing machine, cupboard, wall shelving and a double glazed window.

A wide, two rise staircase with double glazed window to the half landing rises to the galleried first floor landing with ceiling cornice, decorative ceiling rose and wiring for wall lights. The PRINCIPAL SUITE has a large double bedroom with double glazed windows to both the front and side, dental ceiling cornice, fitted wardrobes and a concealed door to the EN-SUITE SHOWER ROOM with a fully tiled shower, WC and wall hung wash basin, tiled flooring, tiled walls, integrated ceiling lighting and underfloor heating. BEDROOM TWO has double glazed windows to both the front and side, a fitted wardrobe and knee hole dressing table with shelves to one side and chest of drawers to the other side, wiring for wall lights and dental ceiling cornice. BEDROOM THREE has an open fronted wardrobe with cupboard above, a double glazed window overlooking the rear garden and coved ceiling. BEDROOM FOUR has a double glazed window to the front and access to the roof space. The BATHROOM has a well appointed suite with an oversized, tiled panelled bath with mixer tap and handheld shower attachment, a Villeroy & Boch WC and a vanity unit with marble top, Villeroy & Boch inset wash basin with cupboards and drawers beneath, tiled walls, integrated ceiling lighting, two double glazed windows, flush fitted mirrors above the vanity unit and behind the bath, integrated ceiling lighting, chrome towel rail radiator and tiled floor with underfloor heating.

OUTSIDE

115 Wrottesley Road West stands behind a deep frontage with a gravelled DRIVEWAY providing ample off street parking, large, shaped lawns and matured trees and shrubs helping to secure privacy. There is a GARAGE with an elevating door, wall mounted gas fired central heating boiler, electric light and power, side window and an internal door to the breakfast area.

One of the most outstanding features of the house is the SUPERB REAR GARDEN which benefits from a preferred Southerly aspect. There is an extensive, paved terrace to the rear of the house leading to the large lawn beyond with an area of natural wild garden to the rear and particularly well stocked beds and border and a variety of matured shrubs and specimen trees. There is a timber garden shed and a greenhouse.

There is a total plot size of approximately one third of an acre.

We are informed by the Vendors that all mains services are connected and there are solar panels owned outright that heat the water
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 and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
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 low risk.

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Offers Around
£745,000

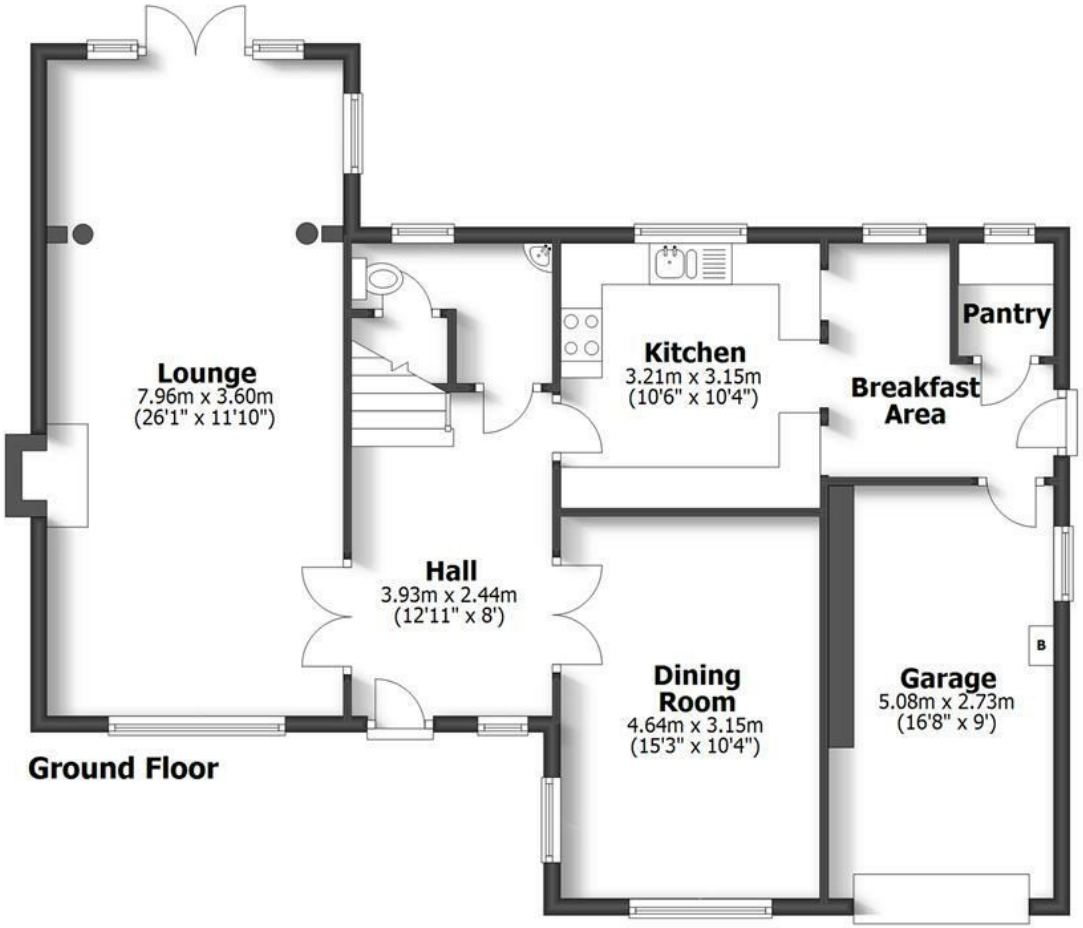
EPC: D

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.

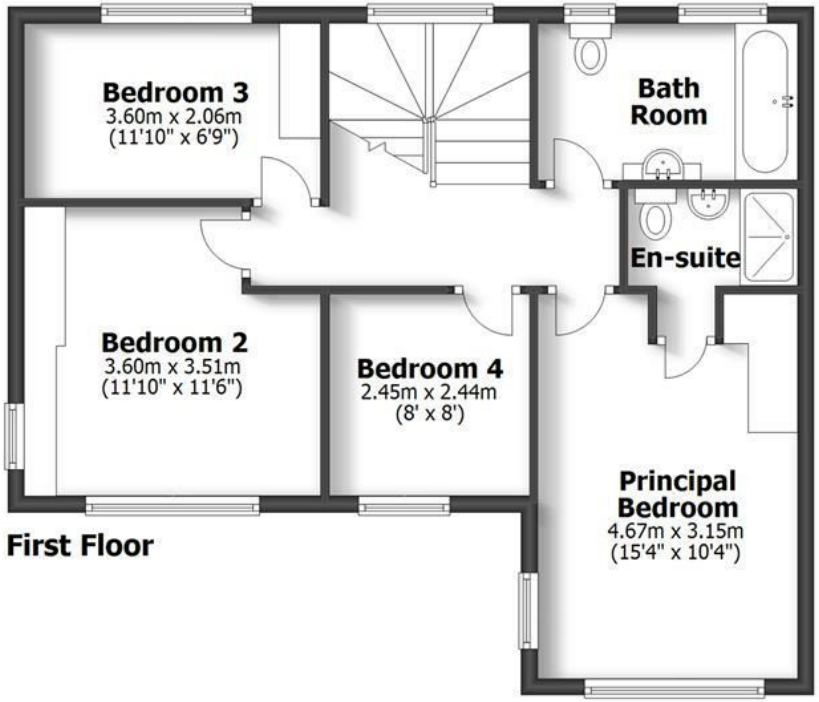
115 WROTTESLEY ROAD WEST
TETTENHALL

HOUSE:	137.3sq.m.	1478sq.ft.
GARAGE:	13.9sq.m.	149sq.ft.
TOTAL:	**151.2sq.m.**	**1627sq.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