



25 Clifton Road, Stockwell End, Tettenhall, WV6 9AN

BERRIMAN  
EATON

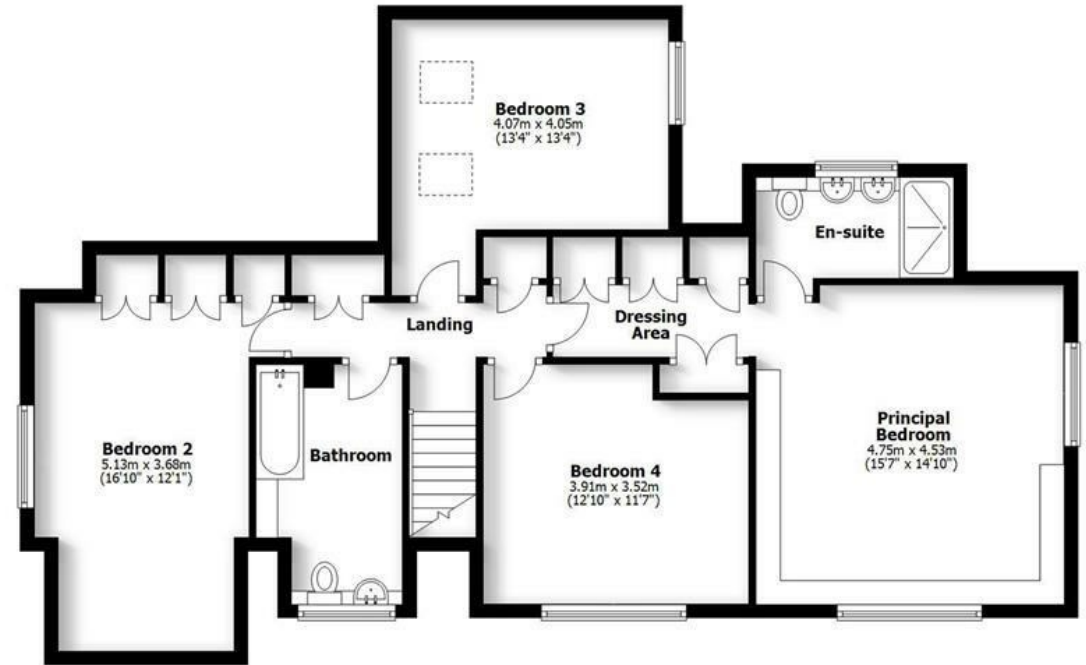




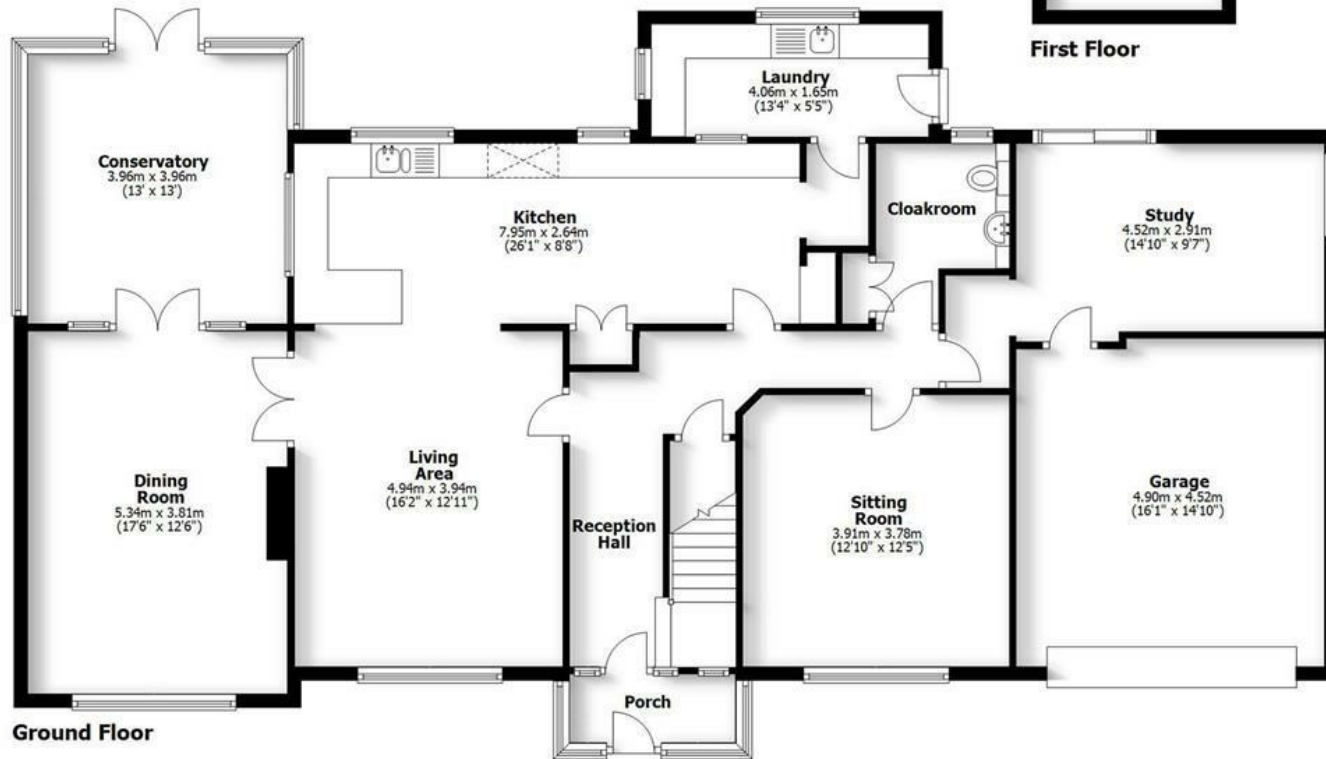
**25 Clifton Road, Stockwell End, Tettenhall, WV6 9AN**

A superb, detached four double bedroom property in a sought after location with ample reception areas to the ground floor.

**25 CLIFTON ROAD**  
**STOCKWELL END, TETTENHALL**



**First Floor**



**Ground Floor**

HOUSE: 234.1sq.m. 2520sq.ft.  
 GARAGE: 21.9sq.m. 236sq.ft.  
**TOTAL: 256sq.m. 2756sq.ft.**

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

## LOCATION

Positioned in the very heart of Stockwell End, one of the area's most prestigious and sought-after residential enclaves, this exceptional home enjoys an enviable setting defined by character, convenience and community.

The property is just a short stroll from the charming centre of Tettenhall Village, renowned for its vibrant atmosphere and excellent selection of independent shops, cafés and everyday amenities. The picturesque open spaces of the Upper Green provide a beautiful backdrop to village life, offering a tranquil setting for leisurely walks and outdoor enjoyment.

For those needing to travel further afield, the city centre is easily accessible, with regular public transport services operating from Tettenhall, ensuring seamless connectivity while retaining the benefits of village living.

## DESCRIPTION

25 Clifton Road sits back from the road behind a screened frontage. The property offers ample reception areas to the ground floor offering versatile living accommodation with the potential for a ground floor bedroom suite. The first floor has a fabulous principal suite along with three further double bedrooms and a house bathroom.

The property benefits from a driveway to the front along with a double garage and there are gardens to the front, side and rear.

## ACCOMMODATION

A double-glazed PORCH with tiled flooring and lighting opens into a welcoming RECEPTION HALL, featuring integrated ceiling lighting, a coved ceiling and a useful cloaks cupboard. At the heart of the home lies a superb OPEN-PLAN LIVING KITCHEN, a beautifully designed space ideal for both everyday family life and entertaining. The living area enjoys a window to the front elevation and centres around a striking stone open-grate fireplace, creating a warm and characterful focal point. The kitchen is fitted with a comprehensive range of contemporary wall and base units complemented by granite work surfaces, incorporating a breakfast/dining peninsula. There is space for a range-style cooker, an American-style fridge freezer and an integrated Hotpoint dishwasher, along with a practical pantry cupboard. Tiled flooring with underfloor heating enhances both comfort and style. Windows overlook the rear garden and a door provides direct access to the laundry room. The LAUNDRY is well-appointed with additional wall and base units, space for both washing machine and tumble dryer, and a door opening onto the garden. Glazed double doors from the living area lead through to the formal DINING ROOM, which benefits from double-glazed windows to the front elevation and an electric fire. Further doors open into the CONSERVATORY, a light-filled garden room with double-glazed windows and doors providing seamless access to the rear garden. A separate SITTING ROOM offers further versatility, featuring a front-facing window, coved ceiling and a contemporary remote-controlled wall-mounted fire. The STUDY enjoys patio doors to the rear garden, a side window and internal access to the garage, making it ideal for home working. The CLOAKROOM is fitted with a modern vanity unit incorporating a wash basin with storage beneath, WC, double-glazed window and additional storage cupboards.

Stairs with wooden balustrading rise to the first floor landing with storage cupboards. The PRINCIPAL SUITE is accessed through a DRESSING AREA with built in wardrobes which leads to the large double bedroom with fitted drawers and cupboards with a knee hole dressing table and a door to the EN-SUITE SHOWER ROOM with underfloor heating, a tiled shower cubicle, vanity unit with twin wash basins with cupboards beneath, WC and a double glazed window. There are THREE FURTHER DOUBLE BEDROOMS. The FAMILY BATHROOM has a white suite with a panelled bath with waterfall head shower over, vanity unit with wash basin, cupboards and WC, part tiled walls and access to the loft.

## OUTSIDE

25 Clifton Road sits behind a shielded frontage with a DRIVEWAY providing off road parking leading to the GARAGE with an up and over door, electric light and power and an internal door to the study.

There is gated side access to the REAR GARDEN which has an area of raised decking to the side of the house with planted borders and to the rear of the property there is a seating area with pergola over and an area of lawn.

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

The property is located in the Tettenhall Greens Conservation Area  
COUNCIL TAX BAND F – 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 Superfast 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 very low risk.

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.







**Tettenhall Office**  
01902 747744  
[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

**Bridgnorth Office**  
01746 766499  
[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

**Wombourne Office**  
01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

**Lettings Office**  
01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

**BERRIMAN EATON**