

Poppies Stockwell End, Tettenhall, Wolverhampton, WV6 9PH

BERRIMAN EATON

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A beautifully situated family home lying in a quiet backwater setting adjoining South Staffordshire Golf Course to the rear. Superbly appointed throughout and with well proportioned accommodation which includes a Reception Hall, Drawing Room, Dining Room, Study, Conservatory, Breakfast Kitchen, Two Bedroom Suites with Dressing Rooms and Bath / Shower rooms, Two further Bedrooms and a House Bathroom. Deep Frontage, Double Garage and a lovely Rear Garden.

LOCATION

Poppies stands at the heart of Stockwell End, in Tettenhall Green Conservation Area, which is one of the most highly regarded residential addresses within the area. The property lies within easy walking distance of the picturesque open spaces of the Upper Green and the centre of Tettenhall village, South Staffordshire Golf Club and Wolverhampton Cricket Club are nearby and there is also easy access to the City Centre.

DESCRIPTION

Poppies is a fine and handsome detached house with elevations of enormous character and generous room sizes. The property is off the main road and stands within a lovely plot with a beautifully matured garden which enjoys a considerable degree of privacy and quietude.

The house has been well maintained and well cared for by the current sellers who have cherished it for many years. It is arguably one of the finest homes to have come to the market in recent years within the area and is a perfect house for both formal entertaining and informal living.

ACCOMMODATION

A tile hung, gabled and timber framed PORCH has a composite front door with double glazed panels to either side opening into the RECEPTION HALL with laminated flooring, ceiling coving and a well appointed GUEST CLOAKROOM with a WC and wall hung glass and steel vanity unit, half tiled walls with a mosaic relief, tiled floor, coved, and a double glazed window. Glazed double doors open into the DRAWING ROOM is a large through room with a Minster stone style fireplace with inset gas fired stove and stone hearth, ceiling coving, a walk in double glazed bay window to the front and a sliding, double glazed door to the CONSERVATORY which is fully double glazed with tiled floor, wall mounted electric heater, French door to the garden and interconnecting glazed double doors to the DINING ROOM which also has glazed double doors to the hall, laminated flooring, a double glazed rear window and coved ceiling. There is an OFFICE which is an ideal space for those wishing to work from home with good quality fitted office furniture with a corner knee hole desk with cupboards and drawers to either side, a built in cloaks / storage cupboard and fitted shelving, laminated flooring, coved ceiling and a double glazed window. There is a superb BREAKFAST KITCHEN fitted by well known specialist Dayrooms of Tettenhall with a full range of wall and base mounted cupboards with granite working surfaces, a range style cooker with Rangemaster stainless steel extraction chimney above, a wine cooler, an integrated Bosch dishwasher, an integrated fridge and freezer, double glazed windows to both the side and rear together with a double glazed garden door, tiled floor, part tiled walls, integrated ceiling lighting, coved ceiling and a door to the LAUNDRY with wall and base mounted cupboards and a stainless steel sink, plumbing for a washing machine, space for a tumble dryer, tiled floor, coved ceiling, integrated ceiling lighting, a composite side door and an internal door to the garage.

A staircase rises from the hall to the galleried landing with a double glazed side window, storage cupboard, airing cupboard with hot water cylinder and slatted shelving, coved ceiling and access to the roof space. The PRINCIPAL BEDROOM SUITE has a good size double bedroom with a wide bank of fitted wardrobes, coordinating bedside tables and a coordinating knee hole dressing table with chests of drawers to either side, a double glazed rear window with fine views over the golf course, coved ceiling and an open arch into a DRESSING AREA with a wide bank of fitted wardrobes, coved ceiling and a door into EN-SUITE SHOWER ROOM with a well appointed suite with a fully tiled shower, WC and vanity unit with twin wash basins with shelving beneath, tiled walls and floor, a double glazed window with views over the golf course, integrated ceiling lighting, shaver point, chrome towel rail radiator and coved ceiling. The SECOND BEDROOM SUITE has a large double bedroom with a range of fitted furniture including a knee hole dressing table with drawers and cupboards to either side, a further chest of three drawers and a fitted, shelved display unit, a double glazed window to the front, coved ceiling and an open arch into a DRESSING AREA with two banks of fitted wardrobes and a door to the EN-SUITE BATHROOM with a panelled bath with mixer tap with shower attachment, WC and pedestal basin, tiled floor, part tiled walls, a double glazed front window, coved ceiling, shaver point and towel rail radiator. BEDROOM THREE is a good room in size with coved ceiling and a double glazed front window and BEDROOM FOUR is also a good room in size with ceiling coving and a double glazed window overlooking the golf course to the rear. The BATHROOM has a well appointed white suite with a panelled bath with shower over, pedestal basin and WC, part tiled walls, tiled floor with underfloor heating, coved ceiling and a double glazed window overlooking the golf course. There are also two lofts with the loft over the garage being boarded.

OUTSIDE

Poppies stands well back from Stockwell End behind a deep frontage with a DRIVEWAY laid in herringbone brick paviours providing ample off street parking. There is a large front lawn and well stocked beds and borders. There is a DOUBLE GARAGE with twin remote controlled elevating doors, electric light and power, concrete floor, fitted shelving and an internal door to the laundry.

There is gated access on either side of the property to the delightful REAR GARDEN with a paved patio to the rear of the house, a shaped lawn beyond, stocked beds and border and the garden joins South Staffordshire Golf Course to the rear.

SERVICES

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.

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Offers In The Region Of
£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.

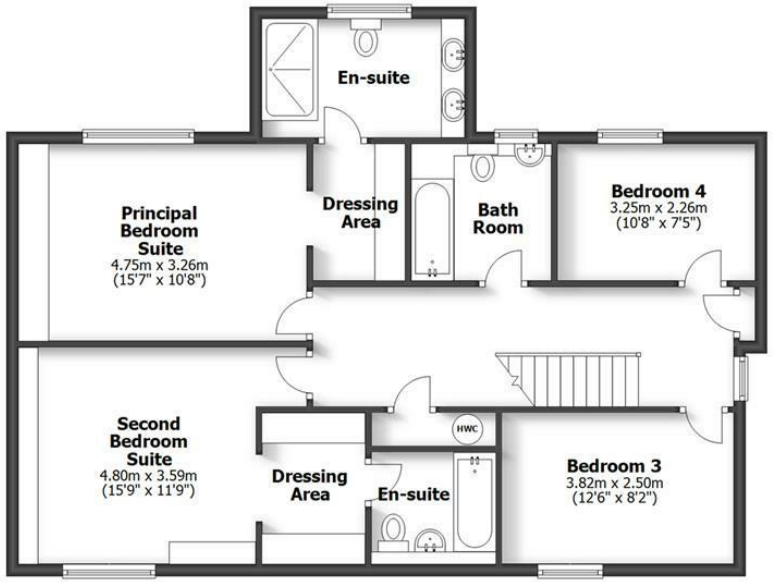
POPPIES
STOCKWELL END, TETTENHALL

HOUSE:	200.8sq.m.	2162sq.ft.
GARAGE:	27.6sq.m.	297sq.ft.
TOTAL:	**228.4sq.m.**	**2459sq.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

















