

Highway, Wrottesley Road West, Tettenhall, Wolverhampton, WV6 7LE

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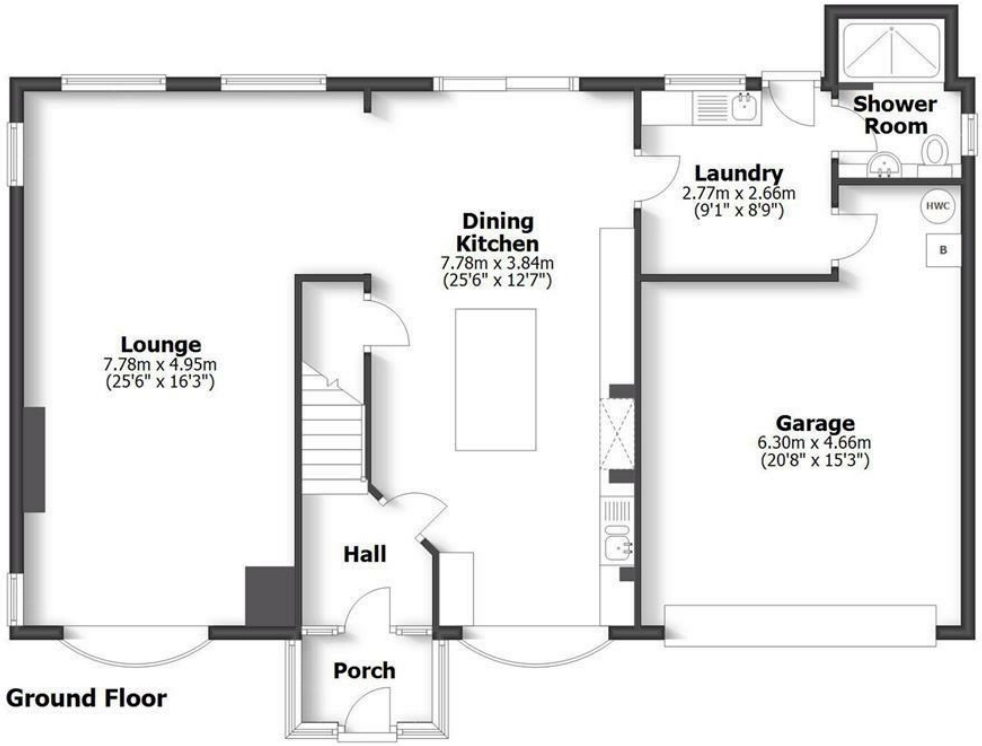
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A beautifully situated family home standing in an idyllic, backwater Tettenhall setting adjoining open fields and farmland in a total plot of just over 0.4 acres in total

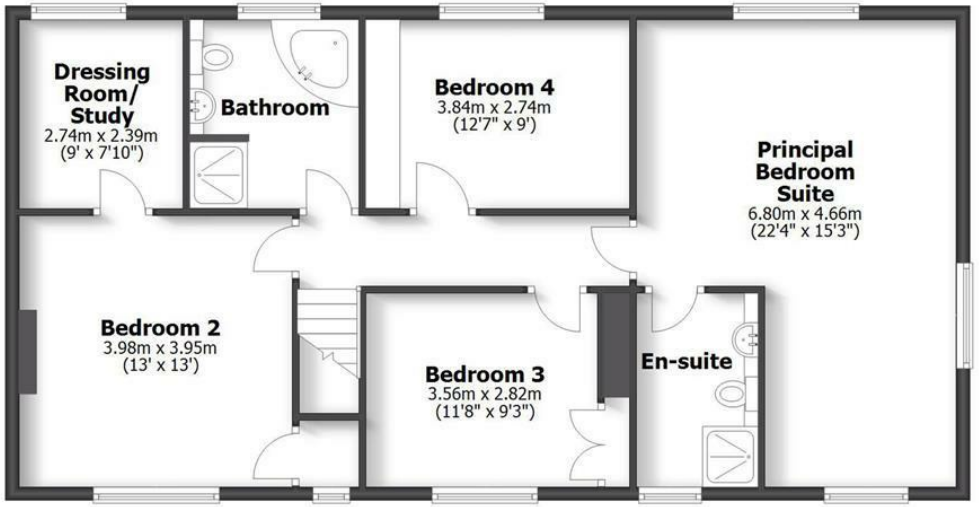
HIGHWAY
WROTTESLEY ROAD WEST, TETTENHALL

HOUSE:	177.4sq.m.	1910sq.ft.
GARAGE:	25.3sq.m.	273sq.ft.
TOTAL:	**202.7sq.m.**	**2183sq.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
Highways stands in a lovely position at the semi rural Wrottesley Road West as the road continues over Yew Tree Lane. Whilst being surrounded by open countryside it is still within easy reach of the wide ranging local facilities afforded by both Tettenhall Village and Tettenhall Wood together with the further amenities afforded by the Compton Shopping Centre, Perton and the City Centre itself. The property is well served by schooling in both sectors and there are delightful countryside walks on the doorstep.

DESCRIPTION
Highway is a substantial, period residence which has benefited from later extensions and which has been refurbished to an exceptional standard in recent years.

The house provides well proportioned accommodation over ground and first floors with the ground floor being laid out in a semi, open plan arrangement which is ideal for contemporary lifestyles. There are four double bedrooms to the first floor with the principal bedroom suite being of some note and there are three bath / shower rooms in total.

The kitchen and bath / shower rooms are all finished to an excellent specification, there is double glazing, tasteful décor and stripped pine doors.

One of the principal attractions of Highway is the superb grounds in which is sits with extensive, south facing gardens and a total plot size of just over 0.4 acres in total.

ACCOMMODATION
A composite front door opens into the PORCH with windows to two elevations and an old, stripped pine door with inset leaded and coloured light opening into the HALL with Karndean flooring. The LOUNGE is a well proportioned living room with a light, triple aspect with windows to the front side and rear, an exposed brick chimney breast with slate hearth and cast iron, wood burning stove and integrated ceiling lighting to part. The lounge is open through into the DINING KITCHEN which is an impressive room in terms of size. There are a comprehensive range of quality wall and base mounted cupboards in contrasting colours with working surfaces and a coordinating centre island with breakfast bar, space for a range style cooker set within an exposed brick chimney breast, an integrated fridge, a light through aspect with window to the front and patio doors to the garden, integrated ceiling lighting, Karndean flooring, a useful understairs cloaks and storage cupboard, an adjoining LAUNDRY with storage cupboards, space for a washing machine and a tumble dryer, Karndean flooring, part metro wall tiling, a rear window and a garden door. There is a SHOWER ROOM with a well appointed suite with a fully tiled shower with rain fall head and separate hose and vanity unit with inset wash basin and WC with concealed flush, decorative ceramic tiling and a window to the side. A door from the laundry opens into the garage.

A staircase from the hall rises to the first floor landing with integrated ceiling lighting. The PRINCIPAL SUITE is of particular note with a large double bedroom with a light triple aspect and outstanding views, integrated ceiling lighting and a stylish EN-SUITE SHOWER ROOM with a fully tiled shower with waterfall head and separate hose, a vanity unit with a work surface, inset wash basin, a WC with concealed flush and cupboards with coordinating cabinetry above, decorative ceramic tiling, integrated ceiling lighting and a window. BEDROOM TWO is a large double room in size with a window to the front and a door into a DRESSING ROOM / STUDY with wooden flooring and a window to the rear which makes this bedroom ideal for teenagers. BEDROOMS THREE AND FOUR are both double rooms in size, one of which has built in storage cupboards and the BATHROOM has a well appointed suite with a corner jacuzzi style bath, separate fully tiled shower with waterfall head and separate hose and a vanity unit with work top, inset wash basin, a WC with concealed flush together with cupboards and coordinating cabinetry above, integrated ceiling lighting, decorative tiling and a window.

OUTSIDE
One of the principal attractions of Highway are the superb grounds within which it stands. There is a walled front courtyard with gravelled beds, low built brick walls with wrought iron railing and a gate opening onto a path to the front door, an area of PARKING laid in brick setts and a GARAGE with an elevating door, electric light and power, a side window, a Worcester Bosch oil fired central heating boiler, a pressurised hot water cylinder and an internal door to the laundry.

Remote controlled electric gates to one side of the property open onto an extensive, gravelled area of secure parking. The grounds to the rear are extensive with sweeping areas of lawn, beautifully stocked beds and borders, a wooden gazebo to the rear of the property with trained wisteria an extensive paved terrace, an ornamental garden pond and an area of kitchen garden. There is a shed, a green house and composting bins and beautiful views over adjoining fields and farmland.

We are informed by the Vendors that mains water, electricity and drainage are connected and the heating is oil fired.
COUNCIL TAX BAND F – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard & Ultrafast are available
Mobile date 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

Offers Around £799,950 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.








HOME
IS WHERE
THE
HEART IS






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GUINNESS





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