



23 Lothians Road, Tettenhall, Wolverhampton, WV6 9PN

BERRIMAN
EATON





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An outstanding and surprisingly large family home which has been restyled and remodelled by a complete refurbishment by the current owner. It is flexible in terms of use and stands within a highly desirable address in a large plot of approaching two thirds of an acre

**23 LOTHIANS ROAD
TETTENHALL**



HOUSE: 360.2sq.m. 3877sq.ft.
 GARAGE: 54.6sq.m. 588sq.ft.
TOTAL: 414.8sq.m. 4465sq.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

Lothians Road is located on the outskirts of Stockwell End. The picturesque open spaces of the Upper Green are within easy walking distance as is the full range of everyday shopping facilities provided by the fashionable Tettenhall village, whilst the more extensive amenities afforded by the City Centre are within easy reach. Tettenhall village provides a full complement of local facilities and there is extremely easy access to the extensive amenities afforded by the City Centre itself. Furthermore, the area is well served by schooling in both sectors with Tettenhall College, Wolverhampton Grammar School, The Girls High School and St Dominics Grammar School in Brewood being particularly worthy of note.

DESCRIPTION

23 Lothians Road was purchased approximately five years ago and since being in this ownership has been reconfigured and completely refurbished including a new central heating system, rewired, contemporary kitchen and bathroom suites of note and a superb open plan living dining kitchen has been created which opens through bifold doors onto the south facing rear garden with a heated swimming pool.

New windows and doors have been fitted throughout, there is a carriage driveway with electric gates and a double garage.

ACCOMMODATION

A double glazed open PORCH opens into the extensive HALL with tiled flooring throughout, a cloaks area, double glazed doors to the rear garden and a GUEST CLOAKROOM. The focal point of the ground floor is the superb open plan LIVING / DINING / KITCHEN with tiled flooring throughout, integrated ceiling lighting, two ceiling atriums, double glazed doors and bifold doors opening onto the south facing rear garden. There is ample space for seating with wiring for a wall mounted TV, a breakfast bar island for dining. The kitchen has a range of wall and base unit with quartz working surfaces with a coordinating island with wine fridge and Franke sink. There are a range of AEG appliances including an induction hob with filtration unit above, an electric oven, coffee machine, microwave with warming drawer beneath, larder fridge, larder freezer, a dishwasher and a bin drawer. There is a SPICE KITCHEN with coordinating units to those in the kitchen with quartz working surfaces, a five ring gas range cooker, a sink with a double glazed window over and open to an area of LAUNDRY with space and plumbing for a tumble dryer and washing machine and a wall mounted Ideal boiler. The DINING ROOM, SITTING ROOM and FAMILY ROOM all have double glazed windows to the front and the LOUNGE has a double glazed window to the rear. The DRAWING ROOM has double glazed windows to the rear garden and wiring for a wall mounted TV.

Stairs from the hall rise to the split level galleried landing with double glazed windows to the front, a cupboard housing a safe and access to the loft via a drop down ladder. The PRINCIPAL BEDROOM SUITE is a superb size with double glazed windows overlooking the rear garden. The bedroom is a large double room with space for seating with wiring for a wall mounted TV, a range of fitted furniture, there is a DRESSING AREA and an EN-SUITE with a stand alone bath, a shower with waterfall head, vanity unit with twin wash basins with drawers beneath and a backlit mirror over along with a WC. the SECOND BEDROOM SUITE is double in size with a double glazed window to the rear and an EN-SUITE SHOWER ROOM. The THIRD BEDROOM SUITE is double in size with fitted wardrobes and an EN-SUITE SHOWER ROOM. BEDROOMS FOUR AND FIVE are both double in size and the HOUSE BATHROOM has a stand alone bath, a shower with waterfall head, twin wash basins with drawers beneath, WC, tiled floor and walls.

OUTSIDE

23 Lothians sits behind an impressive dual entrance CARRIAGE DRIVEWAY laid in tarmacadam with twin electric gates, an EV point, an area or lawn and a GARAGE BLOCK with twin elevating doors, electric light and power, a boiler room for the heated pool, an OUTSIDE KITCHEN / WORKSHOP and a GARDENERS WC.

There is gated side access to the stunning SOUTH FACING REAR GARDEN with a vast entertainment terrace to the rear with shaped lawns with planted beds and borders and a heated 10m SWIMMING POOL.

The property stands within unusually large grounds for a house within this area and there is a total plot size of approaching two thirds of an acre.

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, Superfast 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 very low risk.

Offers Around £1,345,000

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.







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