Lanterns, 4 Dippons House Dippons Drive, Tettenhall Wood, Wolverhampton, WV6 8HJ

BERRIMAN
EATON

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A charming four-bedroom apartment retaining many original period features with spacious accommodation through out, ideally situated in a sought-after location.

LOCATION

The property stands in a sought after location being accessed off Dippons Drive within easy reach of the wide ranging facilities afforded by Tettenhall Wood, Tettenhall Village and the Compton Shopping Centre. There is easy access to the City Centre itself with public transport services from Wood Road and the area is well served by schooling in both sectors.

DESCRIPTION

Originally a large Edwardian country house with stables, in the early 20th Century under the ownership of the Mander family, there were significant Arts and Crafts style alterations with other mansions under their ownership including Wightwick Manor and the now Mount Hotel.

Finally in 1987 after much of the farmland had been sold off for development in Tettenhall Wood, the house and stables were converted into 6 properties. Apartment 4 being the largest and most elegant first floor apartment, has remained in the same family, so retaining many period features including high ceilings and mullion windows, with a private entrance and stair lift to the first floor accommodation. The layout having a generous 2,000sq.ft, presently comprises of a large dining hall, fitted kitchen, drawing room and an arrangement of four bedrooms and two bathrooms that can be utilised as other reception rooms as desired.

ACCOMMODATION

The private entrance hall has a cloaks area with stairs and a stair lift directly to the spacious dining hall with decorative pillars and plaster work and views over the gardens. The fitted kitchen includes some integrated appliances such as a hob, double oven, dishwasher and sink unit with a breakfast bar. There is a formal drawing room on a grand scale, with a glorious bay window with views and a feature open fire.

The bedroom arrangement is flexible as one room is fitted as a study, but all these rooms are spacious with large period windows. A turret provides an en-suite shower room for the principle suite, whilst a further shower room services the remaining accommodation.

OUTSIDE

The GARAGE is opposite the entrance providing additional storage with electric light and power and there is also allocated parking. The beautiful landscaped communal grounds are well maintained with a courtyard around a central raised lily pond with the gardens and footpaths extending through mature trees and flower borders.

LEASE DETAILS

The property is held on a lease term of 99 years from the 29th September 1987 thus having 60 years unexpired, on completion the lease will be extended to 125 years. The service charge currently payable is £1,680 per annum and there is no ground rent. Please note the lease prohibits holiday lets, sub-letting and pets.

We are informed by the Vendors that all mains services are connected NB THE CENTRAL HEATING IS NOT IN WORKING ORDER
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is LEASEHOLD.
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 very low risk.

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01902 326366
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www.berrimaneaton.co.uk

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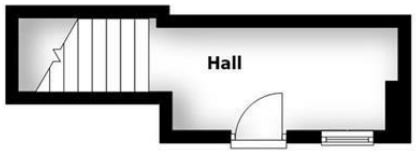
£375,000

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.

LANTERNS

4 DIPPONS HOUSE, DIPPONS DRIVE, TETTENHALL WOOI



Ground Floor

First Floor