



The Green House, Lower Green, Tettenhall, Wolverhampton, WV6 9AH

BERRIMAN
EATON





Denotes Approximate Boundary



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An elegant Grade II Listed Georgian house of considerable merit and distinction in a charming, backwater setting standing in a large lot of over a third of an acre in total

Tettenhall Village centre - 0.4 miles, Wolverhampton - 2 miles, Birmingham - 17.5 miles (distances approximate)

THE GREEN HOUSE

LOWER GREEN, TETTENHALL

HOUSE: 303.6sq.m. 3268sq.ft.
 CELLARS: 58.8sq.m. 633sq.ft.
 GARAGE: 38.5sq.m. 415sq.ft.
TOTAL: 400.9sq.m. 4316sq.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

The Green House stands in a beautiful setting in a conservation area with charming views across the Lower Green. The property benefits from considerable privacy by virtue of many matured and screening trees and yet is within easy reach of the varied local facilities available within Tettenhall Village, the Newbridge shopping parade and the Compton shopping village. There is easy access to Wolverhampton City Centre and the area is particularly well served by schooling in both sectors.

Lower Green is a delightful, backwater setting comprising the picturesque open spaces of the Green itself with some lovely period properties and the historic St Michael and All Angels Church.

DESCRIPTION

The Green House comprises a substantial, three-storey period residence which is Grade II Listed for its architectural merit. The house has a beautifully balanced three bay façade which is typical of the period and is believed to have been built in approximately 1794. There are very few Georgian houses of this calibre remaining within Tettenhall and The Green House is unquestionably one of the finest examples.

The accommodation is of some depth and character with many period features remaining which are now allied with some excellent modern appointments throughout.

The current owners have carried out many works of improvement during their tenure. New drains were laid, the house was rewired and the upper storey was reconfigured. The most notable improvement has been the creation of an outstanding Living Kitchen by well known specialist, Bernard Savage Interiors.

The setting is one of the finest attributes of the property with a walled and private frontage, a gated drive and a garage together with a superb, landscaped and walled rear garden.

ACCOMMODATION

A front door with a central, porticoed surround opens into the HALL with old oak flooring, picture rail and dado rail, a door leads to the CELLARS with two rooms, one of which has a barrel vaulted ceiling and one of which has a Worcester Bosch central heating boiler and Megaflo pressurised cylinder with light and power throughout. The DRAWING ROOM is a fine, formal reception room with a light corner aspect with a walk in bay to the side, a window to the front with shutters, an elegant limestone fireplace with solid fuel burning stove, dado rail and ceiling cornice. The DINING ROOM has a walk in bay with a delightful aspect over Lower Green, an unusual curvature to the ceiling, a pine fireplace and wooden flooring. An INNER HALL with quarry tiled floor leads to the GUEST CLOAKROOM with an authentic period suite, quarry tiled floor, part metro wall tiling and picture rail and there is a STUDY which is an ideal space for those wishing to work from home with fitted cupboards and picture rail.

The focal point of the ground floor is the OUTSTANDING LIVING KITCHEN which is a room of much merit. Well known specialists Bernard Savage Interiors undertook the works of extension and refurbishment and the hand crafted kitchen is beautifully put together with granite working surfaces and large centre island with breakfast table end. There is a four oven Aga set within an inglenook surround, a Siemens dishwasher, an integrated tall larder fridge. There is a deep, walk in bay to the side providing ample space for a dining area with the sitting area having bespoke cabinetry with concealed space for a media wall with the provision for a cinema screen having been installed. The entire room has a superb, vaulted ceiling and oak flooring throughout. The room is particularly well lit with windows to three elevations. A door opens into the adjoining LAUNDRY with bespoke cabinetry, space for a washing machine, tumble dryer and freezer and an undermounted ceramic sink with butchers block surface together with quarry tiling to the floor.

An oak staircase, which is mentioned in the property's official listing, has a tall, arched and leaded window to the half landing rises to the first floor landing with old oak flooring and dado rail. The PRINCIPAL SUITE has a large double bedroom with views over Lower Green, a cast iron fireplace with white painted surround and painted ceramic tiled slips, a wash basin, picture rail and a small DRESSING ROOM which connects to BEDROOM TWO which is a large room in size with fitted wardrobes with cupboards above, an open aspect to the front, a cast iron fireplace with white painted surround and picture rail. There is a well appointed BATHROOM with a full suite of a free standing roll top bath with ball and claw feet, a separate fully tiled corner shower and a vanity unit, wooden flooring and linen cupboard together with a separate CLOAKROOM with white Heritage suite.

The staircase continues to rise to the second floor landing with old oak flooring and dado rail. BEDROOM THREE has a light corner aspect, white painted cast iron fireplace, a wall mounted wash basin, ceiling beam and light corner aspect. BEDROOM FOUR is a superb room with a light corner aspect with a walk in bay to the side and painted ceiling beam. BEDROOM FIVE has a wide bank of fitted cabinetry, a ceiling beam and wooden flooring and there is a BATHROOM with a freestanding roll top bath with ball and claw feet, a separate fully tiled corner shower with waterfall head and separate hose and a Heritage suite of WC and vanity stand wash basin, a cast iron fireplace with white painted surround and painted ceramic tiled slips, fitted shelving and wooden flooring.

OUTSIDE

The property stands behind a walled frontage with a shaped front lawn, terracing and well stocked and matured beds and borders. To the side of the house double wooden gates (with a power supply installed for the provision of remote controlled access) to a gravelled DRIVE affording ample off street parking and there is a DETACHED GARAGE with a remote controlled door and an EV charging point.

The principal areas of GARDEN are beautifully planted and well maintained with many fine specimen trees, well planted shrubs and borders, extensive terracing and a shaped lawn. There are two brick built garden stores.

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 G – 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 low risk.

Offers Around £1,350,000

EPC: EXEMPT

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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