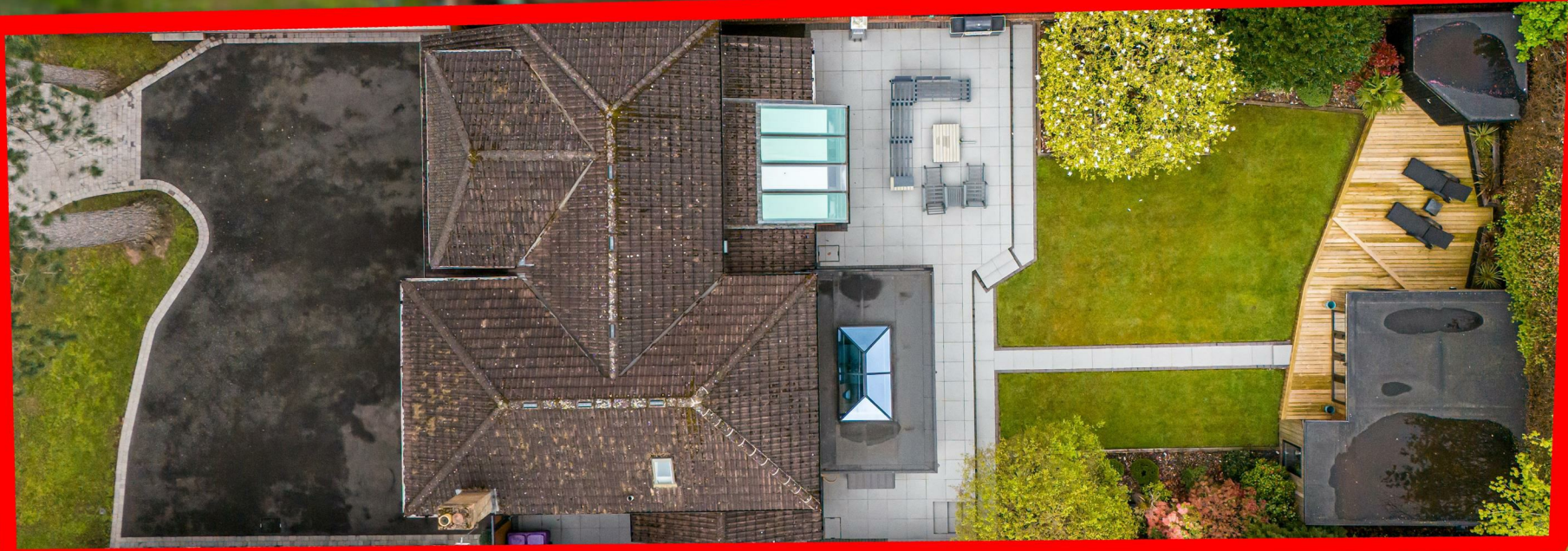




8 Lothians Road, Tettenhall, Wolverhampton, West Midlands, WV6 9PR

**BERRIMAN**  
**EATON**





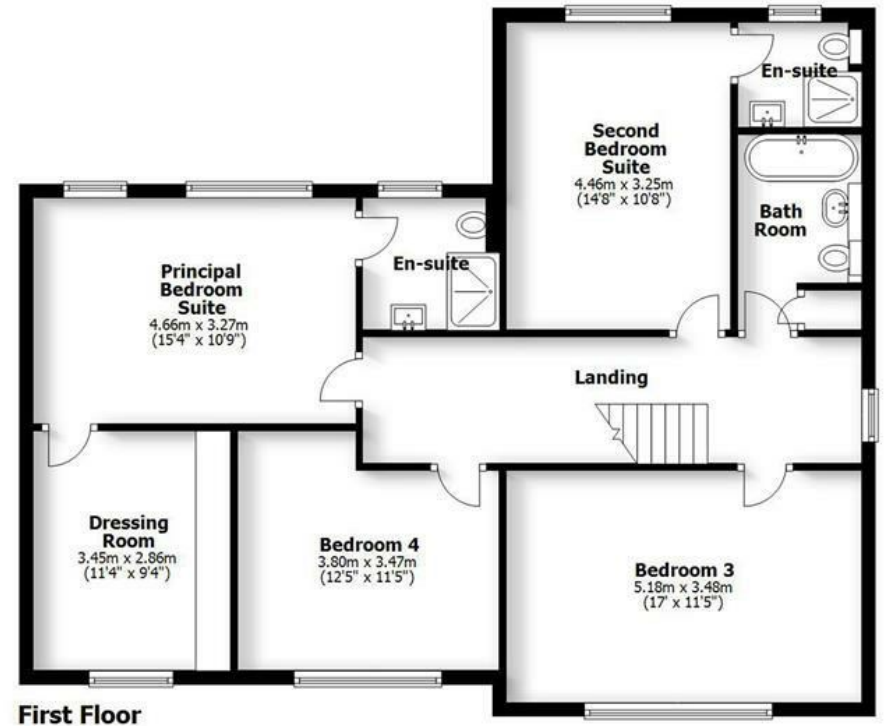
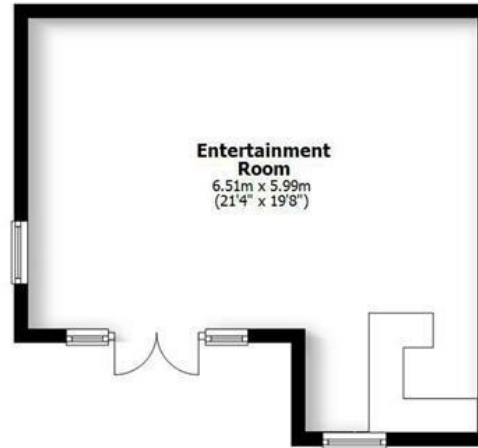
## **8 Lothians Road, Tettenhall, Wolverhampton, West Midlands, WV6 9PR**

An outstanding detached residence situated in a highly desirable location, thoughtfully improved and extended by the current owners. The property now offers rooms of generous proportion, fastidiously maintained and immaculately presented accommodation throughout.

**8 LOTHIANS ROAD  
TETTENHALL**

HOUSE: 246.7sq.m. 2655sq.ft.  
 OUTBUILDING: 33sq.m. 355sq.ft.  
**TOTAL: 279.7sq.m. 3010sq.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 of 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 Brewwood being particularly worthy of note.

## DESCRIPTION

8 Lothians Road has been completely refurbished and extended by the current owners and now offers a superbly proportioned contemporary home, with generously sized rooms across both the ground and first floors.

The internal accommodation comprises two reception rooms, an outstanding breakfast kitchen, a garden room, a laundry room, and a guest cloakroom on the ground floor. The first floor features four well-proportioned bedrooms and three modern bathrooms.

Externally, the property boasts an attractive frontage with ample off-street parking and side access to a mature, private rear garden. This is a perfect space for entertaining, further enhanced by the addition of a dedicated entertainment room.

## ACCOMMODATION

A front door with a double glazed side panel opens into the HALL with tiled flooring and inset ceiling lighting, a door to the garage, and a GUEST CLOAKROOM with a WC, vanity unit having inset wash basin and a cupboard below, tiled walls and flooring. The SITTING ROOM is a generous size with a bay window to the front elevation, integrated ceiling lights, and an inset cinema screen. From the hall a panelled door opens into the LOUNGE which features tiled flooring, integrated ceiling lights, an impressive media wall with wiring for a wall mounted TV, an inset contemporary electric fire, double glazed rooflights, windows, and French doors to the rear elevation. The lounge flows into the superbly appointed BREAKFAST KITCHEN, comprising a comprehensive range of gloss wall and base units with fitted quartz working surfaces, a coordinating centre island with further storage and a fitted dining table. There is a range of integrated Siemens appliances including a double oven with hot tray beneath and a 5 ring gas hob, a fridge and freezer, dishwasher, a washing machine and a sink and drainer, along with integrated ceiling lights, a window to the front, an atrium style roof light, and bifold doors providing a pleasant view of the rear garden. A panelled door from the kitchen opens into the LAUNDRY having gloss wall and base units with fitted work surfaces, an integrated slimline wine cooler, sink and drainer, ceiling lights, a composite door to the front and a window to the rear.

Stairs with glass balustrading rise to the first floor galleried LANDING providing access to the loft, a window to the front and integrated ceiling lighting. The PRINCIPAL SUITE is a generously proportioned room with ceiling lights, windows to the rear, a walk-in DRESSING ROOM with a range of fitted furniture, laminate flooring, and a window to the front. The ENSUITE SHOWER ROOM includes a rainfall shower with separate hose, a vanity unit having inset wash basin and drawers beneath, WC, tiled walls and flooring with underfloor heating, a heated towel rail and a window to the front. The SECOND BEDROOM SUITE is a double room with a window to the rear and an ENSUITE SHOWER ROOM fitted with a tiled shower cubicle, rainfall shower and a separate hose, WC, vanity unit with wash basin and cupboards beneath, a wall mounted illuminated mirror and a heated towel rail. BEDROOMS THREE AND FOUR are both good-sized double rooms with windows to the front elevation. The HOUSE BATHROOM comprises a modern suite featuring a freestanding bath with shower hose, WC and a vanity unit with bowl wash basin and drawer storage, a large wall mounted illuminated mirror, tiled walls and flooring, a heated towel rail, and a double glazed roof light.

## OUTSIDE

The property stands behind an attractive frontage, with a DRIVEWAY providing ample off-street parking for several vehicles and a shaped lawn.

Gated side access leads to the REAR GARDEN which is a generous size and thoughtfully landscaped with a paved terrace providing a delightful seating area, perfect for outdoor dining, with steps leading down to a shaped lawn bordered by well-stocked beds. A central paved pathway leads to a rear decking area with a useful garden shed and an impressive ENTERTAINING ROOM with two pairs of French doors and windows, laminated flooring, and inset ceiling lighting. It also benefits from electric wall-mounted heaters, making it suitable for year-round use.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND F – 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 £925,000

EPC:

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.







**Tettenhall Office**  
01902 747744  
[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

**Bridgnorth Office**  
01746 766499  
[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

**Wombourne Office**  
01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

**Lettings Office**  
01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

**BERRIMAN EATON**