



21 Lothians Road, Tettenhall, Wolverhampton, WV6 9PN

BERRIMAN
EATON





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A recently refurbished five double bedroom detached property in a sought after residential location with contemporary kitchen, four bath / shower room and a delightful, south facing rear garden

**21 LOTHIANS ROAD
TETTENHALL**



HOUSE: 258.7sq.m. 2785sq.ft.
 GARAGES: 40.9sq.m. 441sq.ft.
TOTAL: 299.6sq.m. 3226sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

LOTHIANS

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

21 Lothians has recently undergone a full refurbishment and has been extended to the ground floor to create a superb open plan living dining kitchen with bifold doors to the rear garden. There are three further reception areas and five double bedrooms, three of which have en-suite shower rooms and a house bathroom. There is wiring for wall lights to the majority of rooms, double glazing and gas central heating.

Externally there is ample, gated parking to the front along with two garages (one of which is currently used as a gym) and the garden has a superb entertainment terrace.

ACCOMMODATION

Double glazed doors open into the PORCH with an arched wooden oak door opening into the HALL with part wooden flooring, a door to the CELLAR and an open doorway to the SITTING ROOM with a double glazed bay window to the front and wiring for a wall mounted TV. The GUEST CLOAKROOM has an automatic light. The LOUNGE is a through room with a double glazed window to the front and double glazed bifold doors to the rear garden, wiring for a wall mounted TV an electric log effect fire set in a formal stone surround. The focal point of the ground floor is the outstanding open plan LIVING / DINING / KITCHEN with two sets of bifold doors to the rear garden and tiled flooring throughout. The dining area has a brick fireplace with coal effect gas fire with bench seats and a window. There is ample space for seating with wiring for a wall mounted TV and the kitchen has a range of contemporary units with quartz working surfaces with coordinating centre island with breakfast bar side. There is a range of integrated AEG appliances including an induction hob with filtration unit above, two ovens, a microwave oven and coffee machine, larder fridge and larder freezer, Bosch integrated dishwasher, an undermounted sink, space for a wine fridge, there are two atriums and integrated ceiling lighting. The SPICE KITCHEN with space and plumbing for a washing machine and tumble dryer, space for a range style cooker with an AEG extractor above, a double glazed window and door to the rear garden and an internal door to the garages.

Stairs from the hall with wooden balustrading rise to the first floor landing with a double glazed window to the front, store cupboard and access to the loft. The PRINCIPAL BEDROOM SUITE is a good size double room with a double glazed window to the rear, wiring for a wall mounted TV, display wardrobes with automatic lighting and an EN-SUITE SHOWER ROOM with a shower with waterfall head, vanity unit with twin wash basins with drawers beneath and a backlit heated mirror above and a WC. The SECOND BEDROOM SUITE is also double in size with a double glazed bow window to the front, wiring for a wall mounted TV, display wardrobes with automatic light and an EN-SUITE SHOWER ROOM with a shower, wash basin with cupboard beneath and backlit and heated mirror above and a WC. The THIRD BEDROOM SUITE has a double bedroom with a double glazed window to the front along with display wardrobes with automatic light, wiring for a wall mounted TV and an EN-SUITE SHOWER ROOM with shower cubicle, wash basin with cupboards beneath and a backlit and heated mirror above and WC. There are TWO FURTHER DOUBLE BEDROOMS and the HOUSE BATHROOM has a panelled bath with waterfall head shower and separate hose over, wash basin set on a vanity shelf with cupboards beneath and a backlit and heated mirror above, heated ladder towel rail and a cupboard housing the ideal central heating boiler.

OUTSIDE

Electric gates open onto a DRIVEWAY laid in tarmac affording off road parking for several vehicles with planted beds and borders, there is external lighting and there are TWO GARAGES, one is currently being used as a gym but could be converted back to a garage, both have electric light and power, both with up and over doors and a storeroom. There is gated side access to the REAR GARDEN with a large entertainment patio with a lawn beyond with planted beds and borders. The garden benefits from a cold water supply and external lighting.

We are informed by the Vendors that all mains services are connected
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 very low risk.

Offers Around £1,050,000

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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