



Wolverley House, Wolverley Village, Wolverley, Kidderminster, DY11 5XE



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Summary...

A stunning example of a beautifully and sympathetically restored two bedroom duplex apartment within a former grade II listed country mansion. Set within the picturesque Village of Wolverley with an array of calming countryside trails, views over adjacent paddock and walking distance to The Queens Head Pub; it presents a rare and unique opportunity for prospective buyers looking to downsize without compromising on space or quality. Beyond a large gravelled driveway providing allocated and visitor parking leads through into the impressive communal halls with sweeping mahogany staircase, panelling and ornate ceiling details. Located on the second floor benefitting from an elevated outlook, the property briefly comprises of welcoming reception hall with ample space for cloaks and provides useful storage, impressive living room with open fire and bespoke media wall, fantastic open plan kitchen diner with a variety of Neff appliances, guest bedroom with en suite bathroom and separate WC. Continuing upstairs leads to an magnificent master bedroom suite with vaulted ceiling, feature exposed brickwork and beams, multi functional dressing room and shower room. The standout feature of this fabulous property is its fantastic roof terrace with outdoor lighting and heating with covered seating area providing the most brilliant socialable backdrop for when entertaining. The property also includes a garage located in a separate block providing additional storage space, has ample eaves storage, owners benefit from having a shared stake in the freehold and a lease of over 900 years. For any discerning buyers looking for a semi rural lifestyle that presents such a unique and rare opportunity as this one; register your interest today.



Approach

With a long sweeping tree-lined lane leading to a large gravelled driveway with allocated and visitor parking, views over paddock opposite, access to garage and feature arch door leading to grand communal halls.

Communal Halls

With stairs rising to first and second floors, feature mahogany spindles and wall panelling, coving, ceiling rose, feature windows to front with ornate detail surround and door to reception hall.

Reception Hall

With a door leading from the communal halls, stairs to first floor landing, doors to various rooms, space for cloaks, Karndean floor and a central heating radiator.

Living Room

20'4" x 17'0" max

With a door leading from reception hall, feature fire place housing open fire, bespoke media wall with built-in cabinetry and shelves, comfortable space for seating and home working, coving, wall lights, fire exit, Karndean floor, sash windows to front and central heating radiators.

Kitchen Diner

16'8" x 15'8"

With a door leading from reception hall, fitted with a range of high-quality matching wall and base units, worksurfaces with matching upstands, one and a half sink with tiled splashback, an array of appliances some of which are Neff to include two integrated ovens, gas hob with cooker hood over, coffee machine, fridge with further drinks fridge, separate freezer, full-length storage, pantry-style pull-out drawers, dishwasher, plumbing for washing machine, space for tumble dryer and dining table, LED, cupboard and wall lights, Karndean floor, sash windows to front and a central heating radiator.

Bedroom Two

16'8" x 10'5"

With doors leading from reception hall and ensuite, built-in wardrobes and storage, coving, Karndean floor, sash windows to front and a central heating radiator.

En Suite

With a door leading from bedroom, bath with shower over and fitted shower screen, wash hand basin set into vanity unit, tiled splashback, mirror with extractor and a central heating radiator.

WC

With a door leading from reception hall, WC, wash hand basin set into vanity unit, part tiled walls, mirror with extractor, Karndean floor and a central heating radiator.

Landing

With stairs leading from reception hall, vaulted ceiling, doors to various rooms, feature beams and double glazed window to roof terrace.

Master Bedroom

13'1" x 11'9"

With a door leading from landing, vaulted ceiling, feature beams, feature beams and exposed brickwork, space for seating, wall lights, part Karndean floor, eaves storage, double glazed window and doors to rook terrace and a central heating radiator.

Dressing Room

10'2" x 5'2" to back of wardrobes

With a door leading from master bedroom and open to en suite, potential to be used as study, fitted drawers and wardrobes, vaulted ceiling, feature beams, Karndean floor and eaves storage.

En Suite

Open from dressing room, shower cubicle, WC, wash hand basin set into vanity unit, vanity mirror, ample built-in storage, Karndean floor, extractor and central heating radiator and chrome towel rail.

Roof Terrace

20'4" x 18'0"

With a double glazed door leading from master bedroom, space for seating and outdoor entertaining, partly covered, fibre glass floor, lighting and power for outdoor heaters.

Additional Information

Residents own a share of the freehold and the property is listed. The garage is located in a separate block which provided useful storage space.



The floor plan shows a 2-bedroom flat with the following layout:

- Bedroom:** A large yellow room on the left side.
- Bathroom:** A light blue room located between the bedroom and the reception hall.
- WC:** A small light blue room adjacent to the bathroom.
- Reception Hall:** A brown central area containing a staircase with 'UP' and 'DOWN' directions.
- Kitchen Diner:** A large yellow room on the right side.
- Living Room:** A large yellow room at the bottom right.
- Storage:** A small grey room located between the bedroom and the kitchen diner.
- Wardrobe:** A small grey room attached to the bedroom.
- Stairs:** A set of stairs located on the far right side, with 'UP' and 'DOWN' directions.

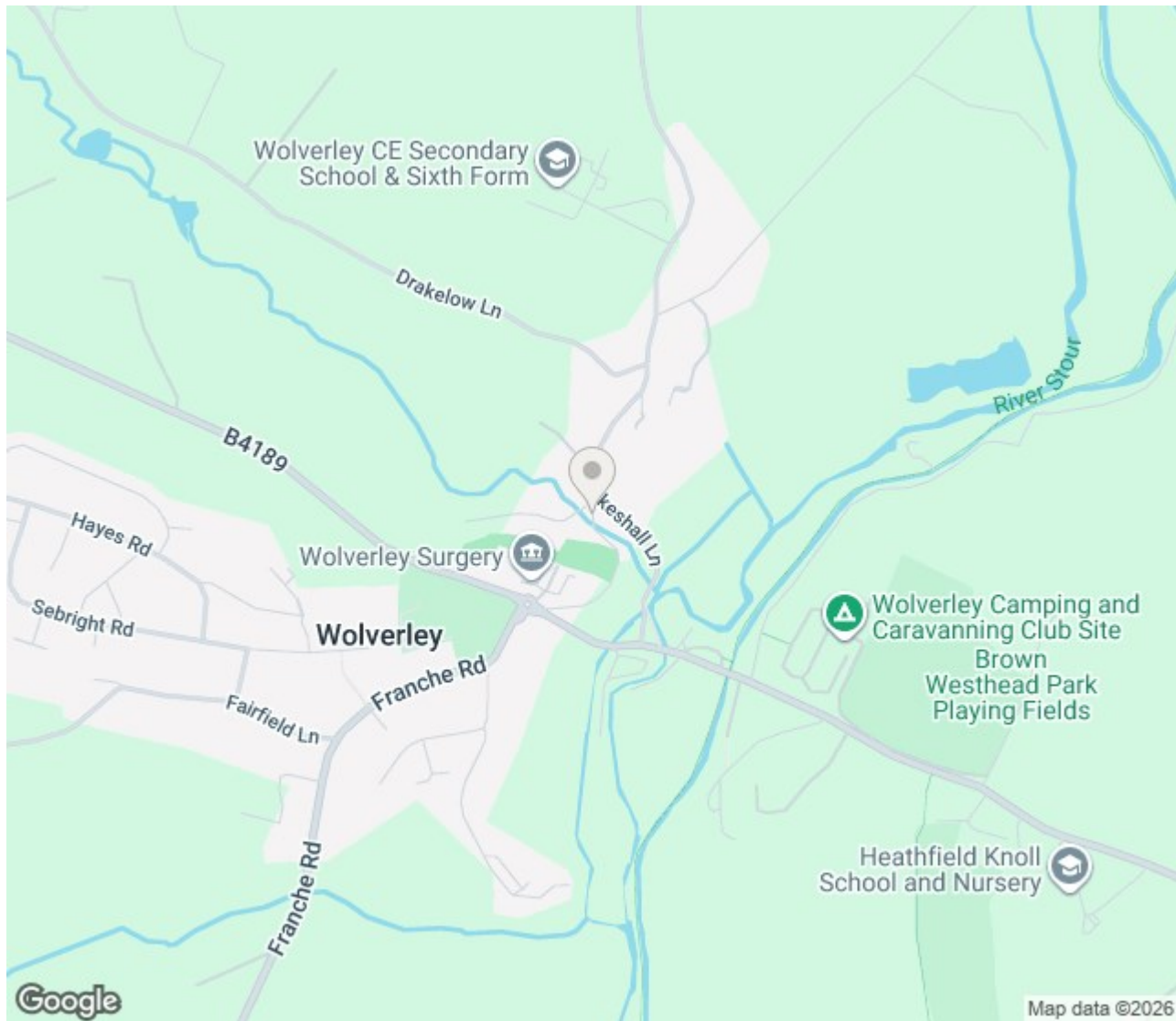
The floor plan for the second floor includes the following areas:

- EAVES STORAGE**: Located at the top of the plan.
- ENSUITE**: A light blue room on the left side.
- WARDROBE**: A grey area at the top of the ensuite.
- DRESSING ROOM**: An orange room between the ensuite and the landing.
- LANDING**: A central brown area with a "DOWN" arrow pointing to the stairs.
- MASTER BEDROOM**: A large yellow room on the right side.
- STAIRS**: A central staircase with a "DOWN" arrow.
- STAIRS**: A staircase on the far right with an "UP" arrow.
- STAIRS**: A staircase on the far right with a "DOWN" arrow.
- STORAGE**: A grey room at the bottom left.
- ROOF TERRACE**: A large green area at the bottom of the plan.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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