



Apartment 5, Wolverley House
Wolverley, DY11 5XE

Andrew Grant

Apartment 5, Wolverley House

Wolverley Village, Wolverley, DY11 5XE

2 Bedrooms 2 Bathrooms 1 Reception Room

A light and airy ground floor apartment situated in this magnificent period building on the edge of Wolverley village. Tastefully appointed throughout and featuring a grand L-shaped reception room, two double bedrooms and two bathrooms.

- Spacious open plan living and dining area, ideal for entertaining and family gatherings.
- Two spacious double bedrooms overlooking the estate.
- The master bedroom benefiting from its own sleek en suite.
- Modern kitchen with top-of-the-range appliances.
- A re-fitted family bathroom equipped with a traditional enamel bath below a skylight with Metro style tiling throughout.
- Quaint patio area to the front of the apartment, ideal for alfresco dining.
- There is a single garage, as well as parking available to the front.
- The apartment benefits from a lease of 950 years remaining on the lease.

875 sq ft (81.3 sq m)





The dining & sitting room

The fantastic L-shaped living area is spacious and filled with natural light, offering delightful views to the front overlooking a paddock. The sitting area features a charming fireplace, a sash window, two radiators, attractive coving and wall lights. Steps lead to the dining area and additional seating area seamlessly connecting the spaces.





Steps lead to an additional seating area, which is light and airy with a sash window to the front aspect, a radiator and a wall light. A square archway opens to the kitchen, seamlessly connecting the living spaces.





The kitchen

The well-presented kitchen features bespoke solid wood wall and base units, wooden work surfaces with an inset Belfast sink and a 'Metro' tiling splash back. The space is also equipped with a Range oven and extractor fan, along with space for a fridge freezer, washing machine and dishwasher. With two windows providing ample natural light and down lights enhancing the ambiance, this kitchen is a truly delightful space.



The master bedroom

The master bedroom is a spacious double room with high ceilings and breathtaking countryside views. It features two sash windows, elegant wood panelling and two radiators, enhancing its classic charm. A door leads to the adjoining ensuite, making this room as functional as it is stylish, creating a private sanctuary for relaxation and unwinding.





The en suite

The master en suite is well presented and features a tiled shower cubicle, tiled walls, down lighters, pedestal wash basin and low level WC.



Bedroom two

The second bedroom is another generously sized double room, featuring a radiator and a charming sash window with a lovely window seat.





The bathroom

The main bathroom has been tastefully refitted to a high standard by the current owners. It features a traditional enamel bath, a vanity unit with a black marble top, an antique-style towel rail/radiator, a low-level WC, 'Metro' style tiling and a skylight, combining modern elegance with classic charm.



The outside

The apartment also benefits from having its own private entrance and a small section of delightful outdoor space, with a paved seating area ideal for al fresco dining.

The apartment also benefits from having a single garage which is en bloc.



Location

Wolverley House is a grand Grade II listed building situated at the end of a long sweeping driveway right in the heart of this delightful Worcestershire village.

Nestled amidst scenic countryside, it offers a tranquil lifestyle while being conveniently close to Kidderminster.

The village boasts local amenities including cosy pubs, a village shop and excellent schools such as Wolverley CofE Secondary School.

Outdoor enthusiasts will appreciate the beautiful walking trails along the Staffordshire and Worcestershire Canal and the nearby Kinver Edge. With its blend of rural charm and modern conveniences, Wolverley is an idyllic place to call home.

Services

The apartment benefits from all mains services including a gas fired central heating system.

The property benefits from a newly extended long lease of 950 years which is set to run until 2974. There are service charges of £1,800 per annum which include buildings insurance, building repairs and general maintenance of the shared areas. The freehold of the whole building is owned and shared by the 10 apartment owners collectively.

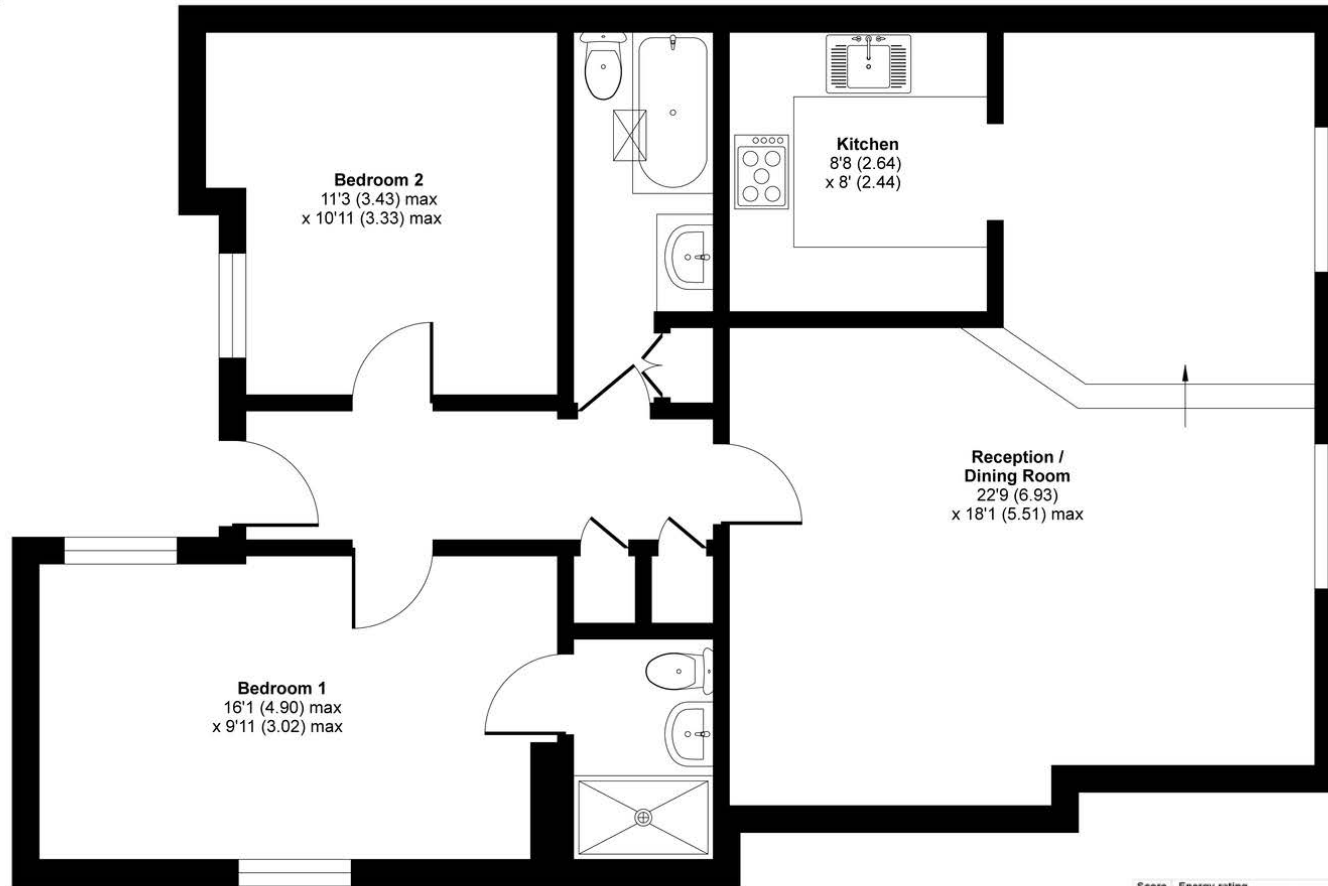
Council Tax

The Council Tax banding for this property is **Band D**

Wolverley House, Kidderminster, DY11

Approximate Area = 875 sq ft / 81.3 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	37 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Andrew Grant. REF: 639728



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