



Flat 4 Wolverley House

Wolverley Village, DY11 5XE

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

An outstanding ground floor apartment located in the most magnificent and elegant of country homes. This is a fantastic chance to purchase a special property which has been fastidiously refurbished by the current owners to a high standard throughout.

- Elegant and newly renovated two-bedroom ground floor flat, set within a striking Georgian building.
- Spacious reception room with large sash windows and feature fireplace.
- Modern fitted kitchen with views over shared gardens and courtyard.
- A good sized area of private garden tucked away at the rear of the garages which belongs solely to this apartment and provides useful outside space backing on to woodland.
- The property comes with two garages and a large vaulted cellar underneath the main living room of the property.
- Situated in the picturesque village of Wolverley with excellent transport links.

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.

807 sq ft (74.9 sq m)





The living room

At the heart of this fantastic apartment is a hugely impressive living room which is incredibly spacious and floods with light from two sash windows. These tall period windows have marbled topped sills with useful storage beneath and afford wonderfully leafy views across neighbouring paddocks. Period features abound throughout this room, including a fireplace with marble surround and carved mantelpiece in addition to coving, ceiling rose and two delightful colannades.





The kitchen

The light and airy kitchen has been beautifully refitted by the current owners and features light dove grey shaker style units complimented by white quartz worksurfaces. Fitted appliances including an oven, hob with extractor above, dishwasher and fridge freezer. A stylish designer radiator and down lighters adds a contemporary twist to the finish, whilst a window seat provides a nice place from which to admire the pleasant view across of the rear grounds of the building.





Bedroom one

The principal bedroom offers generous dimensions and benefits from fitted storage. A large window allows for plenty of natural light, creating a bright and welcoming atmosphere. The room is perfectly suited for restful nights and provides an excellent balance of space and comfort.





Bedroom two

Bedroom two is well-proportioned and enjoys views towards the rear of the property. It offers flexibility for use as a guest room or a study, ideal for modern living needs. Built-in storage options ensure that the space remains uncluttered and functional.





The bathroom & cloakroom

The bathroom is appointed with a modern suite, featuring a walk-in shower with a marble-effect surround. A stylish vanity unit, bluetooth mirror and chrome heated towel rail add to the room's practical yet sophisticated finish. Light, neutral tones create a calming environment perfect for daily routines. The flat also benefits from a cloakroom near the entrance for added convenience or for guests.





The entrance hall

This apartment is accessed through the wonderful hallway of the main building which features a secure doorway and is centred around a stunning period staircase. Then once through the front door of the apartment you enter a useful hallway with doors leading to the living room, utility room and cloakroom/WC.



The garages

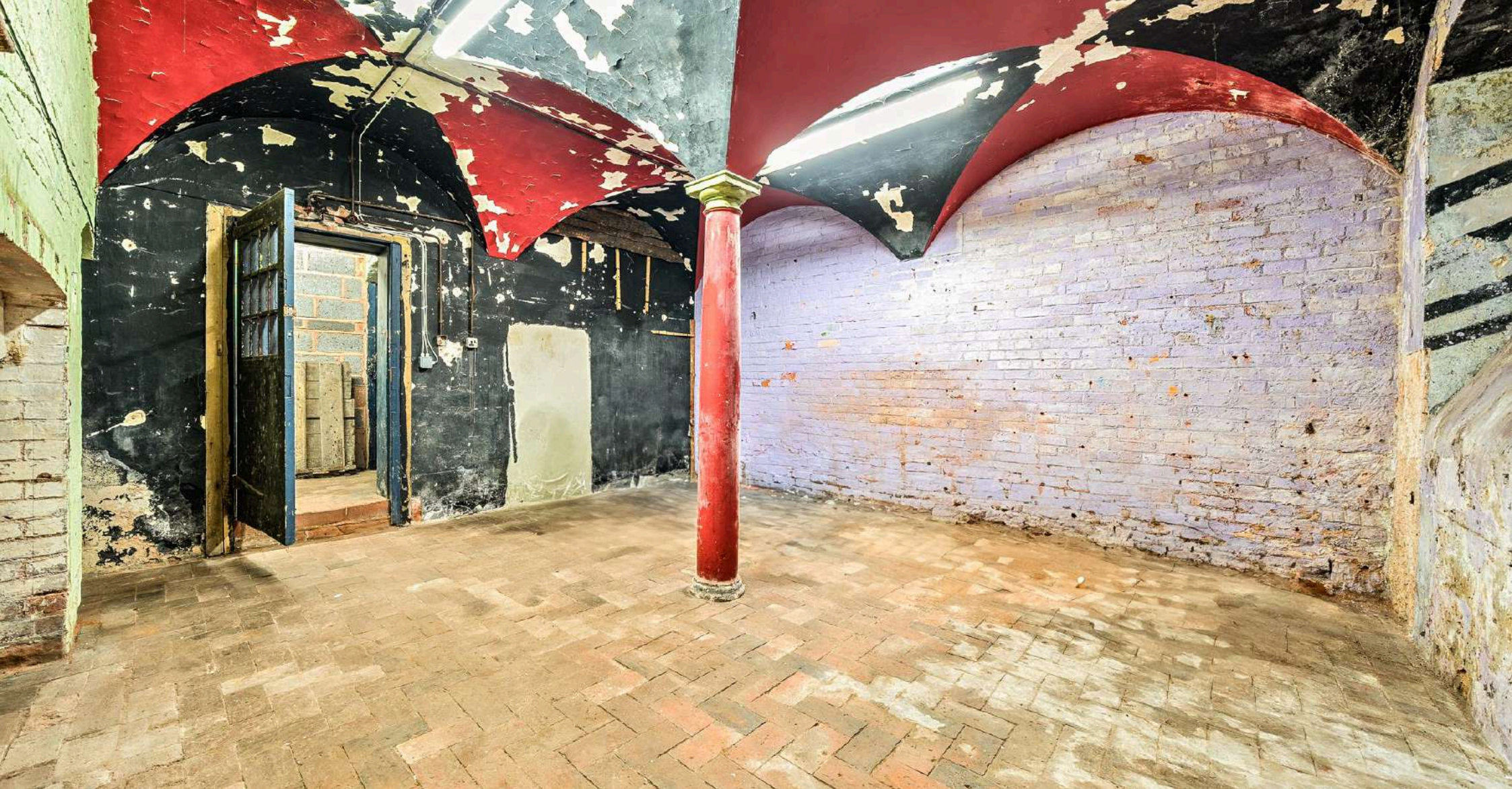
The apartment comes with allocated parking for two vehicles directly outside the main entrance to the building, along with a visitors space. The property also benefits from having two single garages which are positioned next to one another in a courtyard area offset to the left of the main building. They directly border the private garden which provides potential for one could be turned in to a bar or garden room.



The private garden

Unlike many apartments the subject property features a privately owned area of garden which is situated at the rear of the garages. This good sized outside space is extremely secluded with a wooded glade beyond the boundary, affording a peaceful and private outside retreat ideal for entertaining and al fresco dining. The garden is mainly laid to lawn and enclosed by fencing.





The cellar

The apartment comes complete with a fantastic cellar which has some wonderful architectural detail including a vaulted ceiling and pillars. Currently accessed from outside the building and is situated underneath the main living room of the apartment but it has great potential to create additional accommodation, with the most likely place for a staircase being in the corner of the living room.

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.

Council Tax

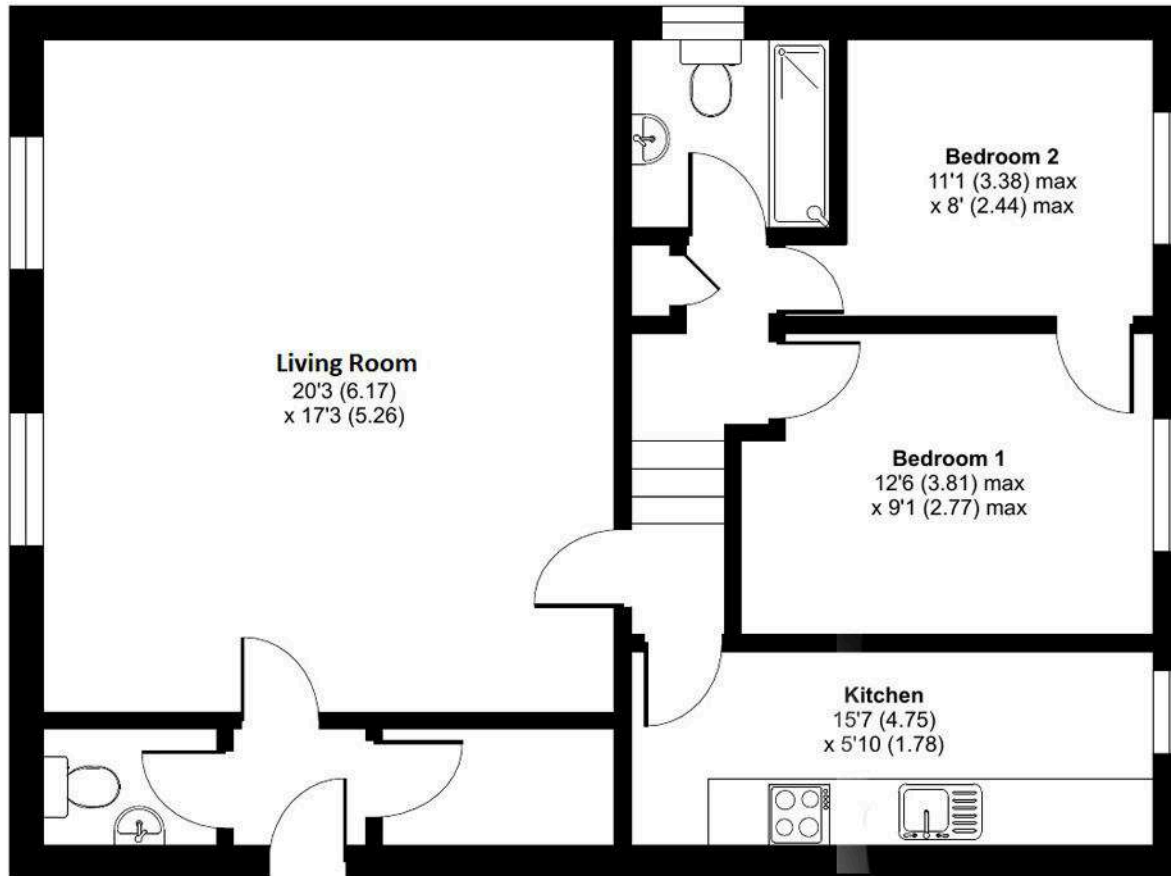
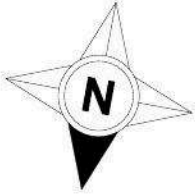
This property is a council tax **band D**



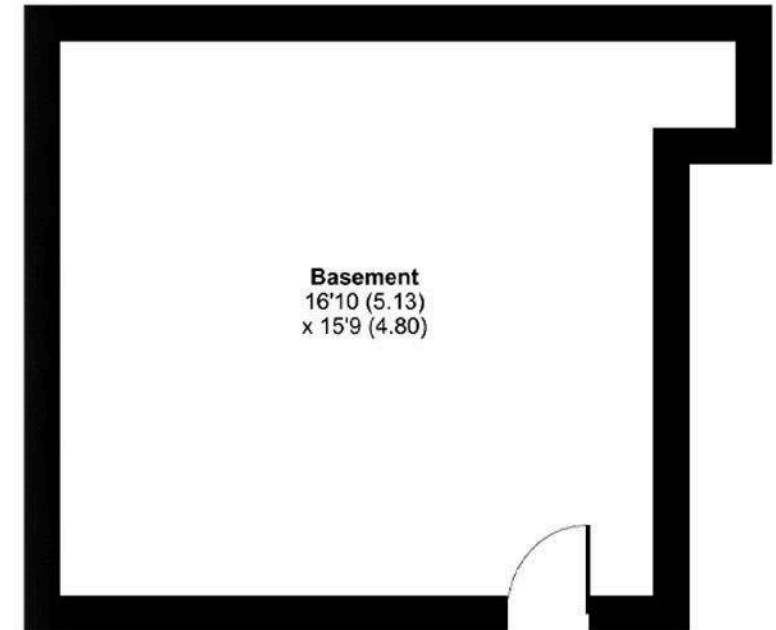
Wolverley Village, Wolverley, Kidderminster, DY11

Approximate Area = 807 sq ft / 74.9 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



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