

Chestnut Green, 86 Woodthorne Road South Wolverhampton WV6 8SW

"Chestnut Green" is a Most Appealing Four Bedroom Detached Residence standing in a substantial corner position within Woodthorn Road South, a much sought after Tettenhall location and only a short distance to all the excellent independent shops, cafes, restaurants and further and amenities in this picturesque village. Tettenhall and the surrounding areas are also well served with a choice of highly regarded Independent and State schools and commuters will appreciate rail services running from the nearby city centre of Wolverhampton giving connections to Shropshire, Birmingham and beyond. This wonderful family home presented to an exceptional standard throughout with plenty of storage space for all the family has been thoughtfully extended and enhanced over the years giving a spacious layout of elegant and stylish rooms arranged over two floors. On entering the property an Entrance Hall naturally flows into a fabulous Lounge, a great room for entertaining having an impressive triple aspect including a door opening into the beautiful rear garden. A formal Dining Room connects to the delightful and spacious Breakfast Dining Kitchen appointed to a luxurious specification being designed and fitted by Dayrooms. Just off the kitchen an Inner Hallway leads to a Downstairs Guest Cloakroom, Utility Room and a tastefully designed further living space offering accommodation for visiting guests, with great potential to adapt for use as an Annexe having a striking Sitting Room bathed in natural light featuring a spiral staircase rising to a mezzanine floor offering a Fourth Bedroom/Study along with a Shower room. A staircase rises to the Upper Floor Landing presenting a Master Bedroom featuring a balcony and a gorgeous En Suite, Three Further Good Sized Bedrooms served by a Family Bathroom and access to the mezzanine floor. A fabulous South Facing, well screened rear garden giving privacy forms a picturesque setting with an expanse of lawn surrounded by established herbaceous borders, paved dining areas and perennial flower beds. To the front of the property a detached garage and driveway give ample parking.

ACCESS

The property is approached at the corner of Woodthorne Road South and Wrekin Lane over a wide paved driveway leading through an open brick pillared car port to the detached garage and further parking to the side of the property beneath a timber pergola with wrought iron gated access to the rear garden. A well screened lawn front garden features attractively planted herbaceous borders and established trees, with a low rise brick wall inset with fence panelling alongside the perimeter. A paved pathway alongside the garage gives gated access to the side elevation.

A security camera has also been installed on the property and the house is fully alarmed.

Overview

- A Most Appealing Four Bedroom Extended Detached Residence in Tettenhall
- Substantial Corner Position in Well Maintained Gardens
- Three Reception Rooms
- Downstairs Cloakroom and Utility Room
- Well Appointed Bespoke Dayrooms Breakfast Dining Kitchen
- Extension Offering Great Potential for Use as an Annexe with a Mezzanine Floor
- Master En Suite Bedroom with Balcony, Three Further Bedrooms Served by a House Bathroom
- Bedroom Four/Study and Bathroom Within the Extended Part of the Property
- Full Double Glazing, Gas Central Heating, Alarm System and PIR Security Lighting to the Front of the Property
- A Beautifully Designed South Facing Private Rear Garden

ACCOMMODATION. An **ENTRANCE PORCH** of brick and double glazed construction with lighting, Karndean flooring, and a double glazed **ENTRANCE DOOR** with side windows gives access into: **ENTRANCE HALL**. Having a covered radiator, staircase to the first floor, ceiling light, a cupboard housing the gas central heating boiler, electric meters, an obscured glazed window, space for hanging outdoor clothing and wonderful Amtico wood effect flooring continuing through to the kitchen. Glazed panel doors also open into the lounge, dining room and kitchen. **LOUNGE.** A wonderfully spacious room for hosting family gatherings having a triple aspect with a sliding door opening into the rear garden, a marble fireplace and hearth inset with a coal effect gas fire perfect for chilly winter evenings, carpet, ceiling light and two covered radiators. **DINING ROOM.** Overlooking the rear garden aspect and having carpet, ceiling light, down lighting over one end of the room, radiator and double doors opening into: **BREAKFAST DINING KITCHEN.** Enjoying a dual aspect over the front garden having a window inset with a Roman blind, wall and base units inset with a stainless steel sink and drainer, covered radiator, down lighting, Amtico flooring, and a sliding door opening into the rear garden alongside a good space for a table and chairs to enjoy breakfast dining. The Kitchen has been beautifully designed and fitted with an array of bespoke units topped with granite work surfaces by Dayrooms of Tettenhall Wood including a coordinating central island incorporating a fridge and power point, a dresser style display unit with glazed doors and a shelved unit. A further feature is a large tiled recess housing a ceramic hob with extractor over incorporating lighting and having two electric ovens below, one being a conventional oven with grill and one having a microwave, grill and oven. To complete this perfect kitchen a door opens into a useful walk in Pantry giving further storage with shelving, a tiled floor, lighting and a frontal aspect obscured glazed window. Just off the kitchen an **INNER HALLWAY** laid to Karndean flooring and giving front and rear garden access connects to a **SITTING ROOM.** Of generous proportions and most impressively designed with a metal spiral staircase rising to the mezzanine floor, beautiful vision blinds inset within rear aspect windows, down lighting, dado rail, radiator, wall mounted electric panel heater and a door opening onto the rear garden patio. Proceeding along through an archway into the further section of the **INNER HALLWAY** having an extensive range of built in storage cupboards, Karndean flooring, radiator and lighting this area also benefits from having a Downstairs Guest Cloakroom and Utility. **DOWNSTAIRS GUEST CLOAKROOM.** Having been attractively designed and fitted with a heated towel rail, spotlighting, Karndean flooring, a sink with mixer tap and cupboard beneath, concealed flush W.C. with shelf above. **UTILITY ROOM.** Having a side aspect window, radiator, fluorescent ceiling light, a counter top with space and plumbing beneath for washing machine and dryer, ceramic tiled floor, eye level and base units incorporating a stainless steel sink and drainer.

A carpeted spindled staircase rises to **FIRST FLOOR LANDING**. Having a built in low level stairhead cupboard and doors to all rooms. **MASTER BEDROOM SUITE**. This generous **EN SUITE SHOWER ROOM** - Having a frontal aspect obscured glazed window, sits just off the landing before entering the bedroom and is most attractively fitted with Karndean flooring, down lighting, radiator, heated towel rail, extractor fan, tiled walls and a suite comprising of a generous sized fully tiled shower enclosure with thermostatic shower over, marble effect vanity unit topped with a hand wash basin, mixer tap and having a cupboard alongside together with a mirror and down lighting. **MASTER BEDROOM**. A carpeted room of good proportions having three radiators, ceiling light, a loft access hatch and enjoying a fantastic elevated outlook over the rear garden aspect with a sliding door opening on to a balcony offering space to sit and relax with a morning coffee in the sunshine. three radiators and ceiling light. **BEDROOM TWO**. Overlooking the rear aspect and having a window inset with a Roman blind, radiator, carpet and two ceiling light points. **BEDROOM THREE**. Overlooking the rear aspect and having a window inset with a Roman blind, radiator, carpet, loft access hatch, ceiling light point and a cupboard housing hot water cylinder and a door opening onto the rear landing. **FAMILY BATHROOM**. Overlooking the side aspect with an obscured glazed window and being tastefully appointed with Karndean flooring, heated towel rail, fully tiled walls and a suite comprising of a Spa panelled bath with mixer tap, built in cupboards having a counter top over incorporating an enclosed flush W.C. and hand wash basin with mirror and lighting above. A Landing laid with Karndean flooring proceeds through an archway to the Mezzanine floor **FOURTH BEDROOM/STUDY AND SHOWER ROOM**. **BEDROOM FOUR/STUDY**. Having an abundance of natural light streaming through two Velux roof lights, wrought iron balustrading, spotlighting, radiator, a frontal aspect window, built in wardrobes and access to the Sitting Room from the spiral staircase.

SHOWER ROOM. Having an obscured glazed window inset with a roller blind, Karndean flooring, extractor fan, ceiling light and a suite comprising of a fully tiled shower enclosure with electric shower over, vanity unit inset with hand wash basin and a W.C.

REAR GARDEN This fabulous South Facing garden is a particular feature of the property having been lovingly created with great thought and attention to enjoy outdoor dining, family leisure activities and entertaining, with a large flagstone terrace featuring brick built planters and wonderful paved terraces overlooking a large expanse of a manicured lawn inset with stepping stones and interspersed with fine established trees, well stocked herbaceous borders and fence panelling screened with conifer hedging giving privacy. A timber summerhouse and garden arbour are ideally located to sit and enjoy the evening sunshine, and a permanently fixed Gazebo, alongside the lawn offers a wonderful covered al fresco dining area. A cold water tap and external power points are also housed within the garden. **DETACHED GARAGE** Of concrete construction with an electronically controlled door having PIR security lighting above, fluorescent lighting, power points and a door opening onto the side elevation of the property. **WOLVERHAMPTON COUNCIL TAX BAND: F EPC RATING: D**
DIRECTIONS: SAT NAV POST CODE: WV6 8SW







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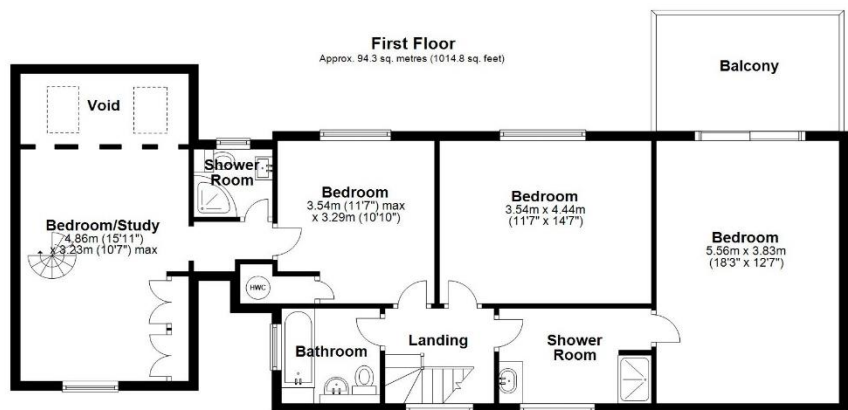
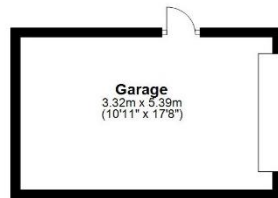
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Total area: approx. 239.2 sq. metres (2574.7 sq. feet)

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