



18f Southgate, Stockwell Road, Tettenhall, Wolverhampton, WV6 9PQ

BERRIMAN
EATON

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A superior penthouse apartment providing exceptional accommodation in a highly regarded period conversion in an exceptionally prestigious and sought after address

LOCATION

Southgate lies in the heart of Stockwell End which has long since been held to be one of the finest residential addresses within the Wolverhampton conurbation. A wide variety of local facilities are available within the fashionable Tettenhall Village with picturesque open spaces of Upper Green are within easy walking distance. The South Staffordshire Golf Club and Wolverhampton Cricket Club are both nearby and there is easy access to the extensive amenities afforded by the City Centre.

DESCRIPTION

Southgate is a sought after development consisting of just 6 apartments which were created by the imaginative conversion of a substantial Victorian former private residence. The works of conversion were originally carried out by Ravenscroft Developments, a well known local firm, who are known for the quality of their workmanship and the development was carried out to exacting standards. 18F is the penthouse apartment standing on the 2nd floor of the building and benefits from surprisingly spacious accommodation throughout. The apartment is well appointed and well presented with kitchen and bathroom suites of quality, gas fired central heating, double glazing and oak flooring to the majority of the rooms. Being on the top floor of the building the room have much character with many part vaulted ceilings.

ACCOMMODATION

A communal front door with secure access opens into the hall with stairs rising to the second floor landing with an independent panelled front door opening into the apartment itself. The HALL has oak flooring and a telephone handset for the entry system. The RECEPTION ROOM is a good size and provides a generous living area with ample space for both lounge and dining with oak flooring, a limestone fireplace with a living flame gas fire, wiring for wall lights and a double glazed and leaded window. The KITCHEN has a full range of wall and base mounted cupboards with granite working surfaces, an undermounted ceramic sink, a range of Neff appliances including an electric hob with stainless steel extraction chimney above, double electric oven and a dishwasher and there is an integrated fridge, an integrated freezer and an integrated washing machine, tiled flooring, integrated ceiling lighting and a double glazed and leaded window with far reaching views. The PRINCIPAL SUITE benefits from a large double bedroom with a double glazed and leaded window, oak flooring and a door into the DRESSING ROOM with a wide bank of fitted wardrobes with sliding mirrored doors, oak flooring and a door into the EN-SUITE SHOWER ROOM with a fully tiled corner shower, WC, bidet and corner vanity unit with wash basin, part tiled walls, chrome ladder radiator, tiled floor, integrated ceiling lighting and a double glazed and leaded window. BEDROOM TWO is a good room in size with a double glazed and leaded window, oak flooring and ceiling coving. There is a BATHROOM with a panelled bath with shower over, WC and pedestal basin, part tiled walls, tiled floor, chrome towel rail radiator and integrated ceiling lighting.

OUTSIDE

The property benefits from secure parking which is accessed via remote controlled wrought iron gates. There is a delightful communal garden with a large lawn, well stocked and maintained beds and borders and two paved circular terraces.

LEASE

The property is held on a lease for a term of 189 years from 25th December 1973 (thus having approximately 141 years unexpired). There is a service charge payable which currently amounts to £1,500 per annum.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND E - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

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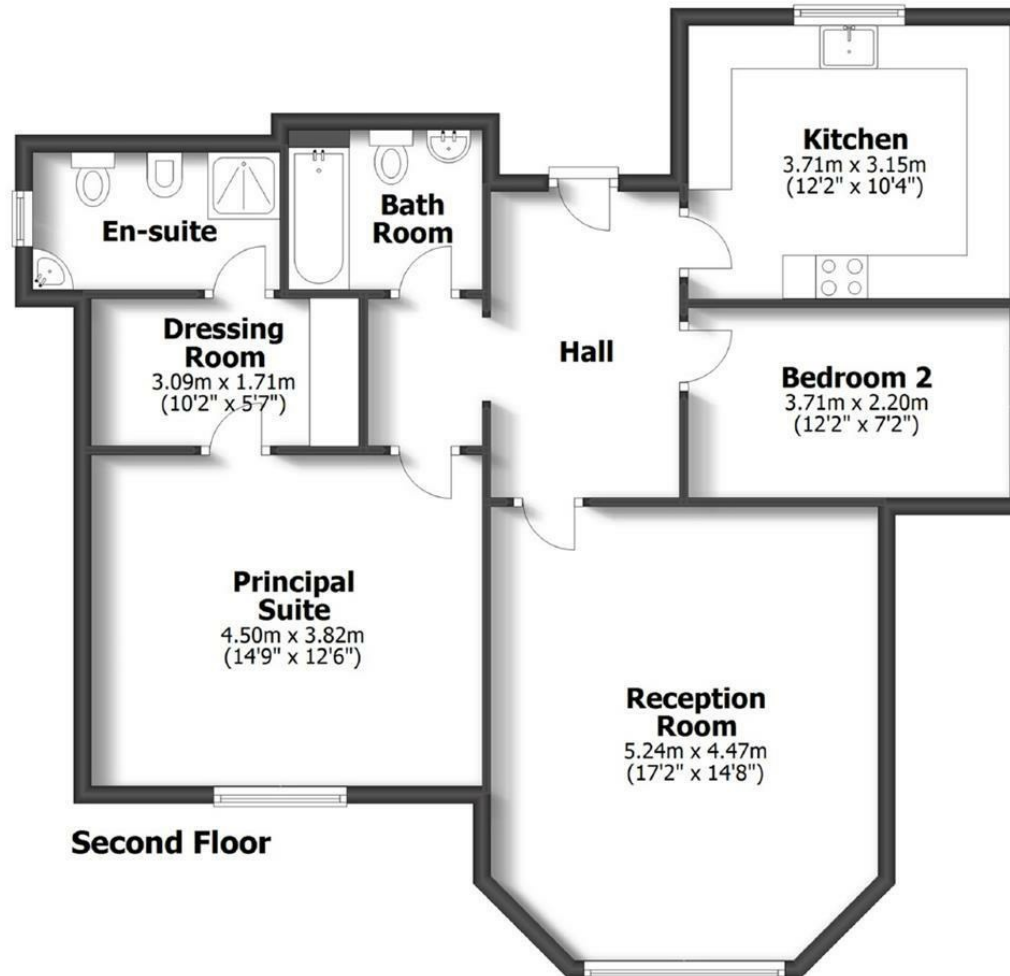
Offers Around
£249,950

EPC: C

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.



18F SOUTHGATE
STOCKWELL ROAD, TETTENHALL



TOTAL: 86.5sq.m. 931sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

