



14 Lothians Road, Stockwell End, Wolverhampton, WV6 9PR

BERRIMAN  
EATON







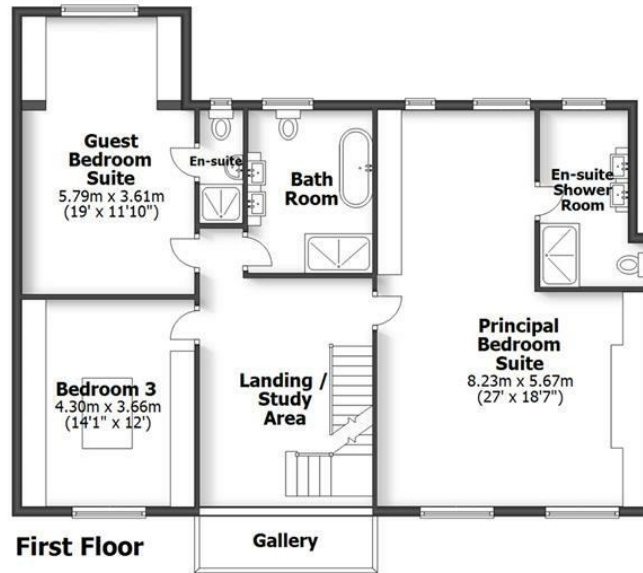
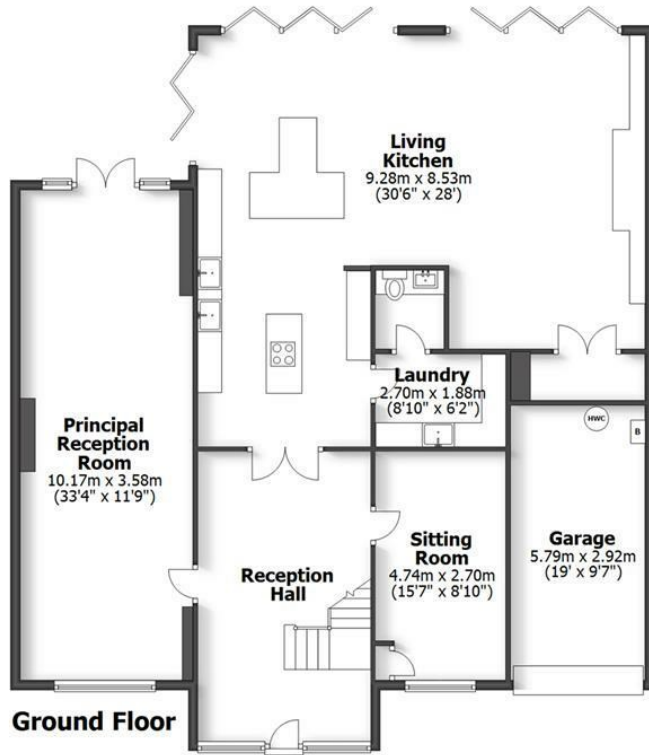


## 14 Lothians Road, Stockwell End, Wolverhampton, WV6 9PR

An outstanding family home providing contemporary living accommodation over three storeys which has been extensively remodelled, extended and refurbished over recent years to create an outstanding, contemporary home in one of the regions most sought after and exclusive addresses.



**14 Lothians Road**  
Tettenhall



HOUSE: 321.8sq.m. 3464sq.ft.  
 GARAGE: 16.9sq.m. 182sq.ft.  
**TOTAL: 338.7sq.m. 3646sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



## LOCATION

Lothians Road is located on the outskirts of Stockwell End. The picturesque open spaces of the Upper Green are within easy walking distance as is the full range of everyday shopping facilities provided by the fashionable Tettenhall village, whilst the more extensive amenities afforded by the City Centre are within easy reach. Tettenhall village provides a full complement of local facilities and there is extremely easy access to the extensive amenities afforded by the City Centre itself. Furthermore, the area is well served by schooling in both sectors with Tettenhall College, Wolverhampton Grammar School, The Girls High School and St Dominics Grammar School in Brewwood being particularly worthy of note.

## DESCRIPTION

14 Lothians Road is an outstanding, contemporary residence of much calibre providing extensive living areas over three storeys which has a layout which is ideal for modern lifestyles.

The level of appointment is exquisite and the attention to detail is of much note throughout. The focal point of the house is the magnificent living kitchen with the kitchen area having been replaced in the last 12 months. There is a fine principal bedroom suite with a total of five bedrooms and four bath / shower rooms to the upper two storeys.

The property stands within a superb plot behind a gated frontage with a delightful, matured garden to the rear.

There are double glazed windows throughout, gas fired central heating and luxurious kitchen and bathroom suites.

## ACCOMMODATION

A double glazed front door set within a full height double glazed window opens into the HALL with gloss floor tiling, integrated ceiling lighting and a staircase with glazed balustrading rising to the upper floors. The PRINCIPAL RECEPTION ROOM has a light through aspect with a double glazed window to the front together with double glazed French doors and windows to the garden, ample space for both lounge and dining areas, integrated ceiling lighting and a limestone fireplace with living flame log effect gas stove. There is a SITTING ROOM which is currently used as a gymnasium with a double glazed window to the front and the focal point of the ground floor is the magnificent LIVING KITCHEN. The kitchen area has been refitted with a high end, luxury range of wall and base mounted cabinetry with marble surfaces, a range AEG appliances including an induction hob with central filtration unit, two electric ovens, a combination microwave oven and grill together with a tall Zanussi larder fridge and tall larder freezer, there are two centre islands, one with breakfast / dining table. The sitting area is of a superb size with a feature wall with inset downlit display recesses, a recessed TV housing unit and integrated feature electric fire with the entire room benefiting from gloss floor tiling and three sets of bifold doors to the rear terrace. A door from the kitchen opens into the LAUNDRY with wall and base mounted cabinetry, marble working surfaces with undermounted ceramic sink, plumbing for a washing machine and space for a condenser dryer, gloss tiled floor and a door to the CLOAKROOM with a vanity unit with wash basin with cupboard beneath, WC with concealed flush and gloss tiled floor.

A staircase with glazed balustrading rises to the galleried first floor landing with STUDY AREA, glazed wall to the front and integrated ceiling lighting. The PRINCIPAL BEDROOM SUITE has a large double bedroom with feature backlit panelling behind the bedhead and over the bed together with coordinating panelling either side of a feature wall with recessed TV housing unit with decorative electric fire beneath and a wide bank of fitted wardrobes with inset chest of three drawers, a light through aspect with two double glazed windows, a double glazed rear window together with double glazed French doors with Juliet glazed balcony and a well appointed EN-SUITE SHOWER ROOM with a shower with waterfall head and separate hose, wall hung vanity unit with twin wash basins, WC, chrome towel rail radiator, tiled floor, integrated ceiling lighting and double glazed rear window. There is a GUEST BEDROOM SUITE with a large double bedroom with a wide bank of fitted wardrobes and a coordinating knee hole dressing table with chests of drawers to either side, a double glazed window overlooking the rear garden, integrated ceiling lighting and an EN-SUITE SHOWER ROOM with tiled shower with waterfall head and separate hose, vanity unit with wash basin with cupboard beneath and WC, tiled floor, a double glazed rear window and integrated ceiling lighting. BEDROOM THREE is a double room in size and has been fitted out to be used as a dressing room with wide banks of open wardrobes with hanging rails, shelving and chests of drawers together with a coordinating centre unit with drawers and jewellery and watch display units, integrated ceiling lighting and a double glazed window to the front and there is a first floor BATHROOM with a stylish suite with a fully tiled shower with waterfall head and separate hose, freestanding slipper bath, wall hung vanity unit with twin wash basins, WC, chrome towel rail radiator, tiled floor, integrated ceiling lighting and a double glazed rear window.

A further staircase with glazed balustrading rises to the upper floor galleried landing with glazed balustrading and integrated ceiling lighting. BEDROOM FOUR is a large double room in size with a double glazed rear window and two double glazed roof lights to the front and part vaulted ceiling. BEDROOM FIVE is also a double room in size with two double glazed roof lights and the second floor BATHROOM has a freestanding oval bath, separate fully tiled shower with waterfall head and separate hose, wall hung wash basin and WC, chrome towel rail radiator, tiled floor, a double glazed rear window and integrated ceiling lighting.

## OUTSIDE

14 Lothians Road lies behind a private frontage which is fully fenced with remote controlled electric gates. There is a DRIVEWAY laid in tarmacadam providing off street parking, a front garden laid in low maintenance artificial grass with slate chipped border and there is an integral GARAGE.

Gated side access from the drive leads to the delightful rear garden with an extensive timber decked rear terrace leading to the shaped rear lawn with well stocked and matured beds and borders helping to secure privacy.

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

COUNCIL TAX BAND F – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Offers Over £899,950

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.













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**BERRIMAN EATON**