



Beech Cottage, 8 The Holloway, Compton, Wolverhampton, WV6 8LH

BERRIMAN
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A fascinating, period end of terrace cottage with a separate, detached open fronted garage with stunning leisure room over, all standing in a sought-after address within walking distance of local facilities.

LOCATION

The property stands towards the top of The Holloway opposite the Ormes Lane junction in a charming, elevated position. A comprehensive range of local amenities are available within Compton itself whilst the further facilities provided by Tettenhall Wood and Tettenhall Village centres are nearby. There is convenient travelling to the city centre and the area is well served by schooling.

DESCRIPTION

The property is centred around an old, period end of terrace cottage which has been extended over the years and which has been improved immeasurably over recent years. The house has been refurbished to a beautiful standard with much care and attention to detail so the house now provides modern appointments throughout whilst retaining many authentic period features. There is a wealth of oak joinery, both old and new, and the kitchen and bathroom are both appointed to a fine standard. Oak window frames have been fitted with double glazed units and there is gas fired central heating.

The showpiece of the house is undoubtedly the oak framed leisure room which provides a versatile room which could be utilised as a leisure or entertaining room or which could provide the basis for a superb home office suite. This room sits above an open fronted double garage providing off street parking.

ACCOMMODATION

A tile hung canopy PORCH stands above and oak front door which leads into the well-appointed BREAKFAST KITCHEN with a comprehensive range of wall and base mounted units with oak working surfaces, space for a range style cooker, an integrated Fisher and Paykel half drawer dishwasher, undermounted ceramic sink, a decorative exposed brick chimney breast, integrated ceiling lighting, oak wall shelf, stone floor tiles and two double-glazed windows. The SITTING ROOM has a light dual aspect with two double-glazed windows, a rafted ceiling, there is a cast iron wood burning stove set within an Inglenook style surround with tiled hearth and old beam above, an under stairs storage cupboard and a corner unit for TV. A door from the kitchen opens into the BATHROOM which was refitted in 2022 to a high standard with a modern, contemporary white suite. There is a panelled bath with shower over, WC and vanity unit with wash basin with cupboard beneath, part tiled walls, tiled floor, integrated ceiling lighting, a double glazed window and a utility area with plumbing for a washing machine and a concealed Vaillant boiler above.

A fine, old staircase rises from the sitting room to the landing with a double-glazed oriel window. BEDROOM ONE has a double-glazed window to the front, access to a part boarded loft, a decorative cast iron fireplace and fitted oak wall shelving. BEDROOM TWO has a light corner aspect with double-glazed windows to two elevations and enjoys stunning views.

OUTSIDE

A pathway laid in brick paviours leads to a five bar wooden gate which opens onto the GARDEN which was relandscaped in 2022. The garden is a feature of the house with a large timber decked entertaining terrace, a large, paved patio and an area of artificial grass. There are low built old sandstone walls and a substantial timber garden shed with open log store to one side.

Beyond the terrace is the LEISURE ROOM which is a bespoke building with exceptional oak framing which could be used for a multitude of different purposes according to individual buyers' requirements. It could be used for recreational or leisure facilities, entertaining on a grand scale or for a home office and there is electric heating which can be controlled by a smart phone. There are double-glazed windows and double-glazed doors, integrated ceiling lighting, a wide window seat with storage beneath and trap door access to a staircase leading to the DOUBLE GARAGE BELOW which provides off street parking.

PLANNING PERMISSION

Planning permission was previously granted by Wolverhampton City Council for a First floor rear extension' which would create a much larger rear bedroom with the potential for the creation of an en-suite or a house bathroom. This permission has now lapsed.

Ref: 18/00611/FUL

Dated: 01/08/2018

We are informed by the Vendors that all mains services are connected.

COUNCIL TAX BAND C – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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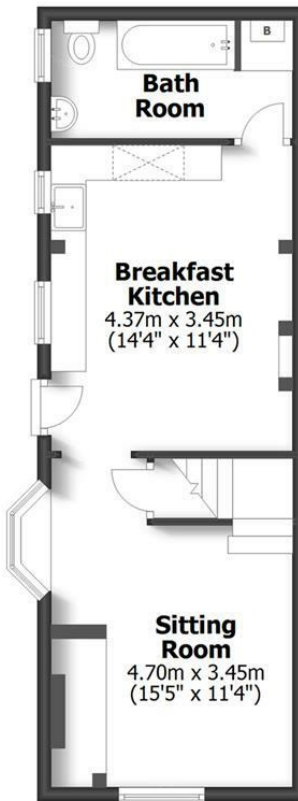
Offers Around
£329,950

EPC: D

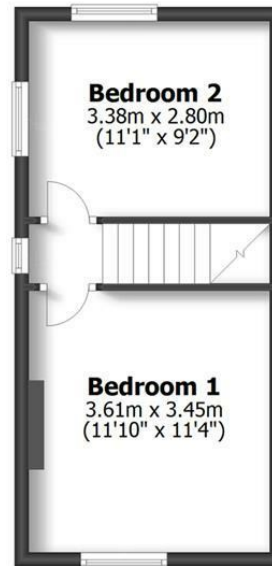
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



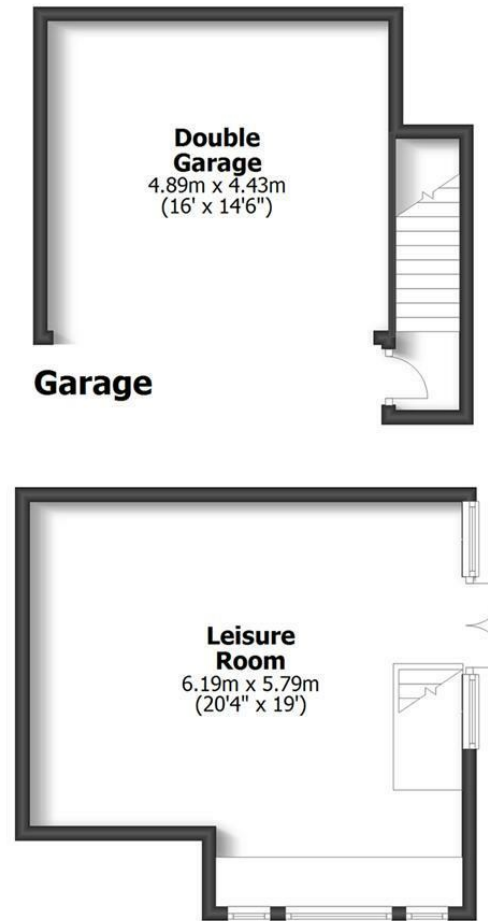
8 The Holloway Tettenhall



Ground Floor



First Floor



Leisure Room

HOUSE: 63.5sq.m. 684sq.ft.
 GARAGE: 25.4sq.m. 274sq.ft.
 ANNEX 32.4sq.m. 349sq.ft.
TOTAL: 121.3sq.m. 1307sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

