



Hillside, 3 Tinacre Hill, Wightwick, Wolverhampton, West Midlands, WV6 8DB

BERRIMAN
EATON





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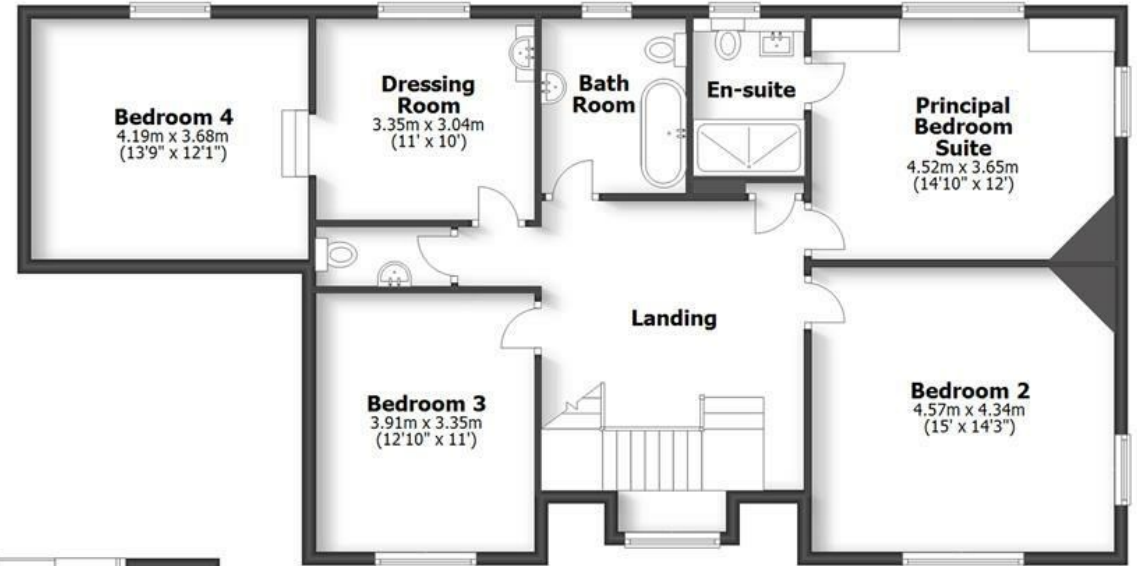
A substantial family home standing in a large plot of almost 0.4 acres in total in an exceptionally prestigious and sought-after address. ONLINE VIEWING AVAILABLE, PLEASE CALL OFFICE TO ARRANGE AN APPOINTMENT.

HILLSIDE
3 TINACRE HILL, WIGHTWICK

TOTAL: 244.8sq.m. 2635sq.ft.
(EXCL. LOGGIA)
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

LOCATION

Tinacre Hill is on the western fringe of Wolverhampton and is one of the most highly regarded roads in the area. All amenities are within convenient reach with shopping facilities in Compton, Tettenhall Wood, Tettenhall Village and Perton centre. There is a wide range of schools in both sectors which include the Wolverhampton Grammar School, Wolverhampton Girls High School, Tettenhall College, Newbridge Preparatory School and Birchfield Preparatory School.

DESCRIPTION

3 Tinacre Hill is a fine, detached residence with exceptional accommodation over both ground and first floors. The property stands well back from Tinacre Hill behind a deep, shielded and gated frontage and has a lovely and large garden to the rear.

The property has been well maintained and improved over the years and now benefits from appointments of the highest quality throughout.

Hillside has an attractive, triple gabled front elevation. It benefits from double glazing and gas fired central heating and retains many, delightful original features which now blend seamlessly with all of the requirements for contemporary lifestyles.

ACCOMMODATION

And open, tile hung PORCH, with a LOGIA providing a covered seating terrace, has a front door opening into the RECEPTION HALL with oak flooring, ceiling cornice, dado rail and a GUEST CLOAKROOM with WC and vanity unit with inset wash basin with cupboard beneath and a window to the front. The LOUNGE is a well proportioned living room with a light, triple aspect with a secondary glazed window to the front together with double glazed side windows and double glazed patio doors to the rear garden, three quarter panelled walls to plaque rail, a beamed and rafted ceiling, a Minster stone fireplace with living flame coal effect gas fire, side lit, glass shelved display units with cupboards beneath and wiring for wall lights. The DINING ROOM has double glazed patio doors to the garden and ceiling cornice and there is a SITTING ROOM with a double glazed window to the front, a gas fired stove set within a recessed brick fireplace with a stone hearth and inset beam above and ceiling cornice. The DINING KITCHEN is a superb room with the kitchen area having a full range of wall and base mounted oak cabinetry with granite working surfaces, an undermounted ceramic sink and under unit lighting, space for a range style cooker set within an Inglenook style recess and integrated ceiling lighting. The dining area has a part vaulted ceiling with double glazed windows to the rear elevation together with French doors to the garden with the entire room having tiled flooring. There is a LAUNDRY with a coordinating range of wall and base mounted cupboards to those in the kitchen with granite working surfaces, an undermounted ceramic sink, an integrated freezer, tiled floor, plumbing for a washing machine, a double glazed garden door, a fitted SAUNA, a door to a GUEST CLOAKS AND SHOWER ROOM which is fitted in a wet room style with a shower with waterfall head and separate handheld attachment, WC and vanity stand wash basin, tiled walls and floor, integrated ceiling lighting, a double glazed rear window and a chrome towel rail radiator. There is a FAMILY ROOM with a vaulted ceiling with beams and rafters, oak flooring and two double glazed front windows.

A staircase from the hall rises to the galleried first floor landing with a double glazed front window, dado rail and access to the roof space. The PRINCIPAL SUITE has a double bedroom with a light corner aspect with double glazed windows to the side and one overlooking the garden to the rear, a decorative, corner white painted cast iron fireplace, painted wooden flooring, picture rail and a well appointed EN-SUITE SHOWER ROOM with a contemporary, Villeroy and Boch suite with a wall hung WC with concealed flush and wall hung vanity unit with wash basin with cupboards beneath and sensor backlit mirror above, a fully tiled shower with waterfall head, tiled walls, tiled floor, a double glazed window, integrated ceiling lighting and a towel rail radiator. BEDROOM TWO is a large, double room in size with a light corner aspect with double glazed windows to both the front and side and picture rail. BEDROOM THREE is a good double room in size with a double glazed window to the front, a decorative, white painted cast iron fireplace, fitted wardrobes and cupboards and picture rail. There is a SECONDARY SUITE with a DRESSING ROOM with a double glazed window overlooking the rear garden, pine vanity unit with inset wash basin with cupboard beneath, exposed wooden flooring and an open door into BEDROOM FOUR with a vaulted and timbered ceiling, painted wooden flooring and a double glazed rear window. There is a BATHROOM with a well appointed suite with a free standing bath with ball and claw feet, WC and pedestal basin, part timber panelled walls to dado, oak flooring, a double glazed rear window and a radiator with heated towel rail attachment together with a separate CLOAKROOM with a white suite of WC and vanity unit with wash basin with cupboard beneath, tiled walls and integrated ceiling lighting.

OUTSIDE

Hillside stands well back from Tinacre Hill behind a deep frontage with wrought iron electric gates set within brick piers with stone finials opening onto an expansive gravelled DRIVE providing ample off street parking for multiple vehicles. There is a large, shaped front lawn and matured beds and borders. There is gated side access on either side of the property to the outstanding REAR GARDEN with a terrace to the rear of the house laid in brick pavements which is fully covered with an oak framed, open sided GARDEN ROOM with tiled roof which is currently used as a hot tub terrace with further terraced areas beyond and a large, sweeping rear lawn with particularly well stocked beds and borders which creates a fine backdrop to the property. There is a further, gravelled terrace to the rear with a delightful Shepherds Hut set on wheels which is a lovely addition to the property and which could be a delightful garden room, guest annex or an ideal office space for those wishing to work from home and it has electric light and power and double glazed windows. There is also to the side of the house a timber garden shed and timber workshop.

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

COUNCIL TAX BAND G – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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.







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