



3 Lothians Road, Tettenhall, Wolverhampton, WV6 9PN

BERRIMAN  
EATON

# 3 Lothians Road, Tettenhall, Wolverhampton, WV6 9PN

An outstanding family home which sits in a prestigious address and which provides beautifully appointed accommodation over three storeys with a magnificent living kitchen and a South facing rear garden

## 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 Brewood being particularly worthy of note.

## DESCRIPTION

3 Lothians Road was purchased by the current sellers in 2020 and, in the intervening period, has been transformed. The property has been extended over a single storey to the rear to create a fine living kitchen which is the focal point of the living areas and there is ample, five bedroom and three bathroom provision to the upper storeys.

3 Lothians Road is appointed to the highest of standards throughout with contemporary kitchen and bathroom suites, double glazing, gas fired central heating and stylish décor.

## ACCOMMODATION

A composite front door opens into the HALL with an oak and glass staircase rising to the first floor, ceiling coving, a front window, LVT flooring and a door into the well proportioned LOUNGE with a light corner aspect with a walk in bay window to the front and two side windows, a feature wall with contemporary stone tiling, wiring and recess for a wall mounted TV with an app controlled contemporary electric fire with storage units beneath and integrated ceiling lighting. There is a fine LIVING KITCHEN which runs along the full width of the property at the rear with a delightful aspect over the garden. The kitchen area has a comprehensive range of contemporary cabinetry with marble work surfaces and coordinating centre island with breakfast bar, a Neff induction hob with central filtration unit, two built in app controlled Neff electric ovens, an integrated fridge and freezer, two integrated wine cooler, wiring for a wall mounted TV and an undermounted sink. There is ample space for both seating and dining areas with the entire room benefitting from LVT flooring, integrated ceiling lighting and three double glazed roof lights. There is a CLOAKROOM with a contemporary white suite, integrated ceiling lighting and LVT flooring together with a LAUNDRY with a double glazed side door, wall mounted units, plumbing for a washing machine, a stainless steel sink with mixer tap and shower attachment, LVT flooring and integrated ceiling lighting.

A first floor landing is part galleried with integrated ceiling lighting. The PRINCIPAL SUITE has a double bedroom with a walk in double glazed bay window to the front, a wide bank of fitted wardrobes with sliding mirrored doors and a well appointed EN-SUITE SHOWER ROOM with a fully tiled shower, vanity unit with inset wash basin with drawers beneath and WC with concealed flush, wall mounted storage cupboard, tiled floor and walls, a fully tiled shower cubicle with rainfall head and separate hose, a double glazed window, integrated ceiling lighting and contemporary towel rail radiator. The SECOND BEDROOM SUITE has a double bedroom with integrated ceiling lighting and a double glazed front window and a well appointed EN-SUITE SHOWER ROOM with a fully tiled shower with waterfall head and separate hose, vanity unit with wash basin and cupboard beneath, WC with concealed flush, tiled walls, integrated ceiling lighting, a side window and a backlit sensor mirror. BEDROOM THREE is a large double room in size with a walk in double glazed bay window overlooking the rear garden and BEDROOM FOUR is also a good room in size with fitted wardrobes, coved ceiling and a double glazed rear window. The BATHROOM has a well appointed suite with a panelled bath, fully tiled shower with rainfall head and separate hose, a light corner aspect with double glazed windows to the side and rear, tiled floor, tiled walls and integrated ceiling lighting.

A further staircase rises to the upper floor landing which is a useful storage area and which has a door to further, under eaves storage. BEDROOM FIVE is currently used as an ideal office for those wishing to work from home and is a good sized room with vaulted ceiling with exposed timbering, a double glazed roof light and storage areas.

## OUTSIDE

The property stands well back from Lothians Road in a slightly elevated position with a DRIVEWAY providing ample off street parking and a front lawn with old stone wall surround. There is a GARAGE with remote control roller shutter door and a large REAR GARDEN with an extensive paved and timber decked terrace, a shaped lawn, stocked beds and borders and a timber garden shed. The garden benefits from a preferred southerly aspect.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND F – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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EPC: F

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**3 LOTHIANS ROAD  
TETTENHALL**

HOUSE: 195.7sq.m. 2106sq.ft.  
 GARAGE: 13.4sq.m. 145sq.ft.  
**TOTAL: 209.1sq.m. 2251sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



