



7 Wightwick Hall Road, Wightwick, Wolverhampton, WV6 8BZ

BERRIMAN  
EATON









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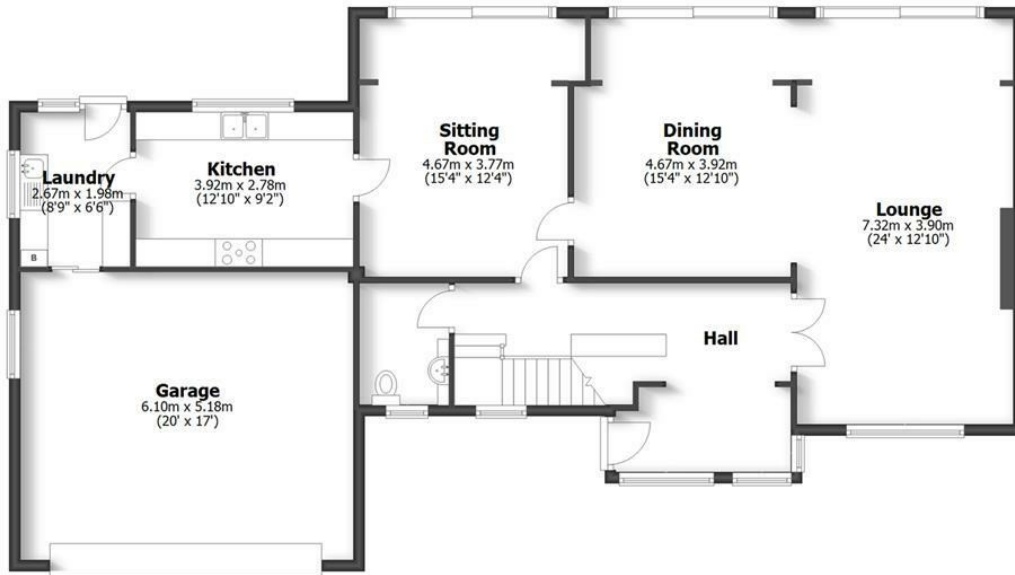
A beautifully positioned, substantial family home standing in a large plot with a west facing rear garden with a delightful aspect over open fields



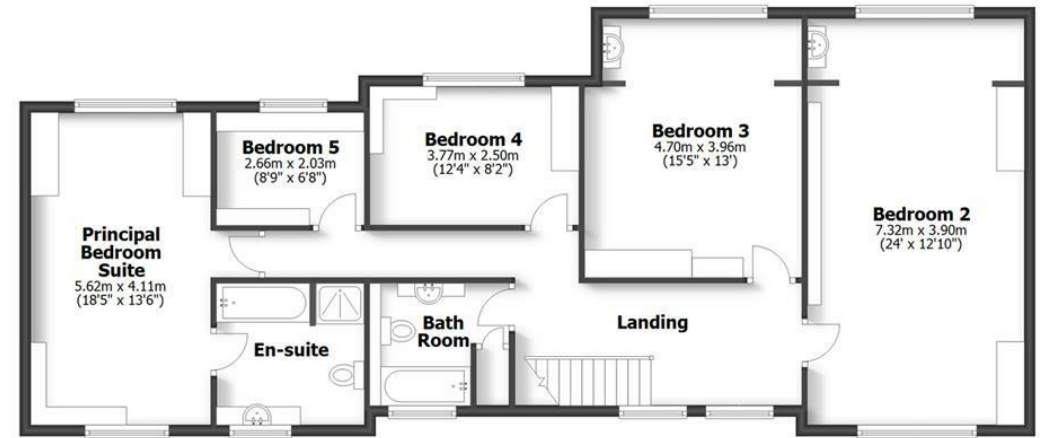
**7 WIGHTWICK HALL ROAD**  
**WIGHTWICK**

HOUSE: 216.4sq.m. 2329sq.ft.  
GARAGE: 31.6sq.m. 340sq.ft.  
**TOTAL: 248sq.m. 2669sq.ft.**

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

Wightwick Hall Road is a prestigious address lying just off Tinacre Hill in one of the region's most sought after areas. The property stands in a particularly fine position within the street backing on to open fields to the rear providing a delightful, open aspect.

The wide ranging local facilities of Tettenhall Village, Tettenhall Wood and Compton are all within easy reach whilst the city centre is within convenient travelling distance. Regular bus services run along the Bridgnorth Road (A454) and the area is well served by schooling in both sectors.

## DESCRIPTION

7 Wightwick Hall Road is an impressive family residence with extensive living accommodation over both grounds and first floors with the ground floor having been extended to the rear to create living areas of some note.

The house has been well maintained over the years and benefits from double glazing and gas fired central heating with solar panels helping with the electricity. The property would benefit from some work of modernisation and afford buyers the opportunity to make the house "their own".

## ACCOMMODATION

A panelled front door opens into the HALL with a fitted bar unit, windows to the front and ceiling coving and there is a GUEST CLOAKROOM with a fitted suite of WC and vanity unit with wash basin and cupboards beneath, a window to the front and ceiling coving. The LOUNGE is a light, through room with a window to the front and patio doors and windows overlooking the rear garden, an open fireplace set within a painted, brick chimney piece with slate hearth and display shelving to either side, ceiling coving and an open arch into the DINING ROOM with patio doors and windows overlooking the rear garden with ceiling coving and a door into the KITCHEN which has a full range of Wrighton cabinetry with twin bowl stainless steel sink, a five ring stainless steel gas hob with filtration unit above, a built in double electric oven, plumbing for a dishwasher, a rear window and there is an adjoining LAUNDRY with storage cupboards, stainless steel sink, plumbing for a washing machine, a wall mounted gas fired central heating boiler, two windows, a garden door and an internal door to the garage.

A staircase from the hall rises to the first floor landing with windows to the front, access to the roof space and ceiling coving. The PRINCIPAL SUITE has a large double bedroom with a lovely, light through aspect, a range of fitted furniture including wardrobes, knee hole dressing table, chests of drawers and bedside cabinets and an EN-SUITE BATHROOM with a coloured suite of panelled bath, fully tiled shower, WC and vanity unit with inset wash basin and cupboards beneath and a window to the front. BEDROOM TWO is a large double bedroom with a light through aspect, a range of fitted furniture including a knee hole dressing table, drawers and cupboards, a vanity unit and ceiling coving. BEDROOM THREE is a double room in size with a rear window, fitted wardrobes and storage cupboard and vanity unit. BEDROOM FOUR is a good room in size with a range of fitted furniture including a double wardrobe, knee hole dressing table, drawers and cupboards, a rear window and ceiling coving and BEDROOM FIVE is currently used as an office with wall mounted cupboards, a desk, rear window and ceiling coving. The HOUSE BATHROOM has a coloured suite with a panelled bath with shower over, WC and vanity unit with inset wash basin with cupboard beneath and a window to the front.

## OUTSIDE

7 Wightwick Hall Road stands behind an impressive frontage with a dual entrance CARRIAGE DRIVEWAY laid in tarmacadam, a semi circular front lawn and stocked borders.

The REAR GARDEN is a particular feature of the house with an extensive paved terrace, large, shaped lawn with well stocked beds and borders and a delightful open aspect over fields to the rear. There is a DOUBLE GARAGE with a remote controlled elevating door, tiled floor, electric light and power, side window and an internal door to the laundry.

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.

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

Mobile – Ofcom checker shows three of the four main providers cover the area internally and all four are cover the area externally

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

Offers Around £745,000

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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