



Tremont, 17 Park Avenue, West Park, Wolverhampton, WV1 4AH

BERRIMAN  
EATON



# Tremont, 17 Park Avenue, West Park, Wolverhampton, WV1 4AH

Standing in the West Park Conservation area this elegant, family home stands in a large plot of approximately 0.3 acres and is within easy walking distance of West Park and has Planning Permission for alterations and the creation of a separate annex

## LOCATION

Tremont stands in a well-established and popular residential area less than a mile from the city centre.

The property is within easy walking distance of the picturesque open spaces of West Park which has over 40 acres of grounds with an ornamental lake, children's play area, outdoor gym, tennis courts and tearoom.

The city centre itself provides a full complement of shopping and leisure facilities, the area is well served by schooling and WV Active Central is within easy walking distance with its public swimming pool and gymnasium.

## DESCRIPTION

Tremont is an elegant residence of substantial proportions already and is offered for sale with the benefit of Planning Permission that has been granted for alterations to the ground floor and attic and the creation of a separate annex.

The property already requires a comprehensive scheme of refurbishment which affords the buyers the opportunity to personalise the house to their own individual tastes and preferences and affords buyers the further opportunity to create one of the finest properties within the area.

Whilst requiring refurbishment there are a wealth of original features still in situ which could combine with modern appointments to create a home with distinctive contemporary and period blend of appointments. The property previously had a lift which went from the front sitting room to bedroom one.

## ACCOMMODATION

The property currently has a PORCH with herringbone brick paver floor and a door opening into a fine HALL with original oak floor boards and a walk-in cloaks cupboard, wall timbering and plaque rail. A superb staircase rises to the upper floor with an original leaded and coloured window to the half landing. There is a FRONT SITTING ROOM with a Minster Stone fireplace, a walk in bay window to the front with leaded and coloured upper panes and a matching window to the side and a store cupboard. The REAR SITTING ROOM has a delightful, circular bow window to the side with leaded and coloured upper panes, a ceramic tiled fireplace and ceiling cornice and there is a DINING ROOM with a window to the front. The KITCHEN has a basic range of units, a window to the side and a door opening into an INNER LOBBY with a laundry area with wall mounted Baxi gas fired central heating boiler, a WET ROOM with electric shower, wall hung wash basin and wall hung WC and double glazed window. A sliding, glazed door from the lobby opens into a GARDEN ROOM which offers delightful views over the grounds and which also has an interconnecting door with original coloured window to the hall.

The staircase with timbering to the walls rises from the hall to the galleried first floor landing with FOUR LARGE BEDROOMS, a BATHROOM with basic suite and a separate WC.

A further staircase rises to the upper floor landing with access to the roof space and a FIFTH DOUBLE BEDROOM.

## OUTSIDE

The house enjoys an impressively wide frontage to Park Avenue with a low built brick wall with stone copings and a DRIVEWAY to one side providing ample parking with a large GARAGE BLOCK beyond. The REAR GARDEN is a particular feature of Tremont with sweeping lawns, well stocked and matured beds and borders, a walled rear boundary and a part southerly aspect. The plot is approximately 0.3 acres.

## PLANNING PERMISSION

Planning Permission has been passed for the:

"Proposed development to form new crossover access for an in and out driveway. Construct new garage, Remove 1970's rear sun lounge and replace with new single storey structure, and Convert the original garage / workshop / laundry into ancillary accommodation."

Date of decision: 16th May 2024

Ref: 23/01190/FUL

The proposed plans will provide a six bedroom principal house with four large reception rooms and a detached one bedroom annexes together with a double garage and a dual entrance driveway.

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

COUNCIL TAX BAND E – 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 are likely to 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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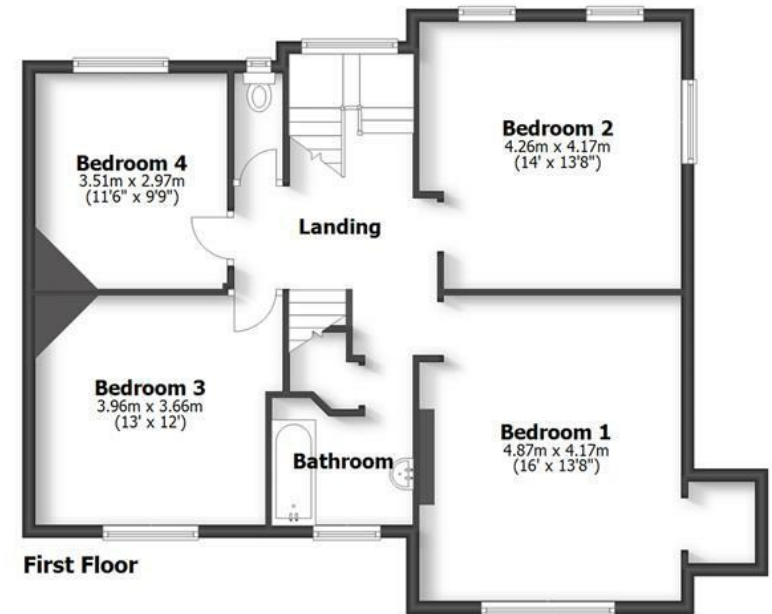
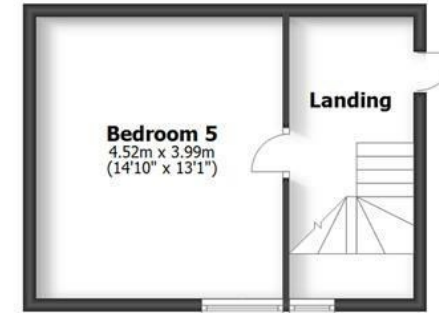
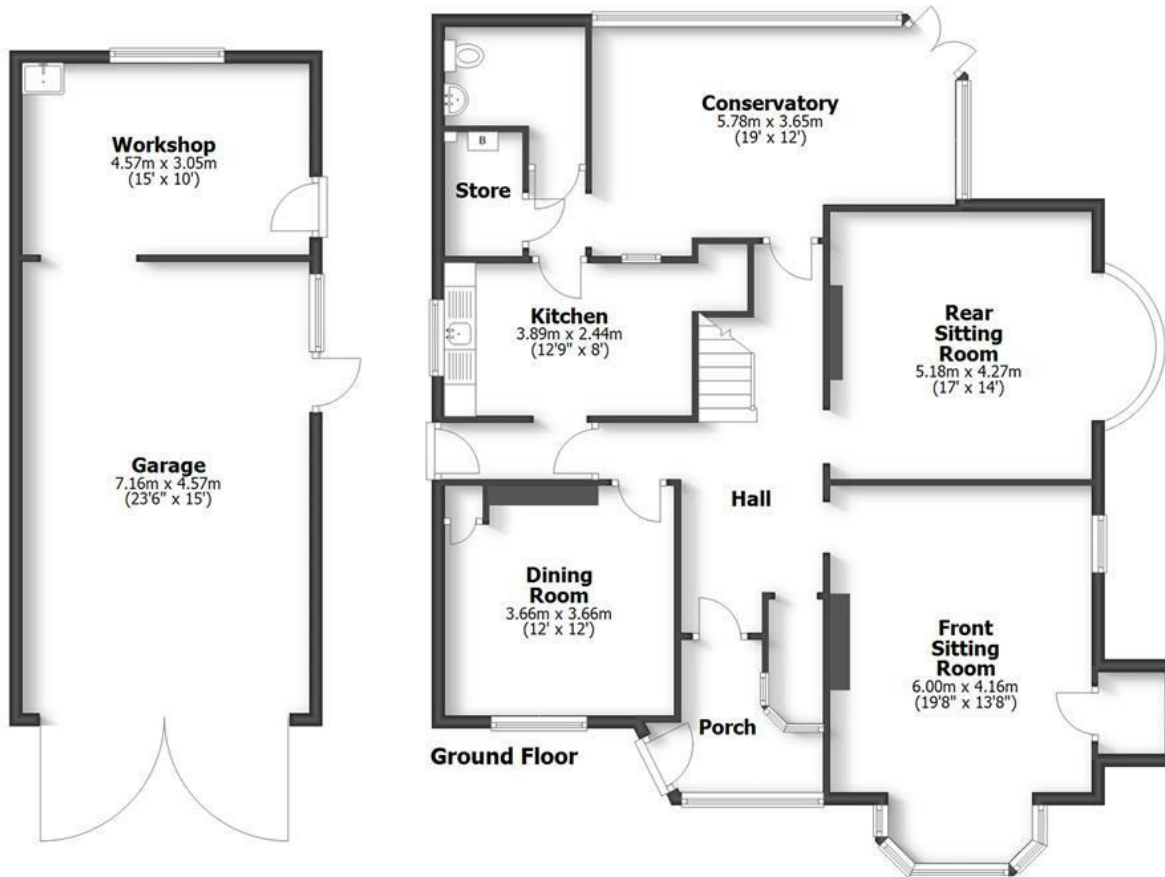
Offers Around  
£465,000

EPC: E

**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.

**TREMONT**  
17 PARK AVENUE, WEST PARK

HOUSE: 230.8sq.m. 2484sq.ft.  
GARAGE/WORKSHOP: 47.1sq.m. 508sq.ft.  
**TOTAL: 277.9sq.m. 2992sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE







**PROPOSED PLANS AT TREMONT**  
17 PARK AVENUE, WEST PARK

