



16 Clifton Road, Stockwell End, Tettenhall, Wolverhampton, WV6 9AP

BERRIMAN  
EATON

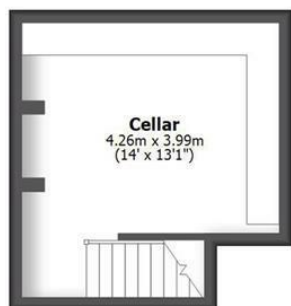




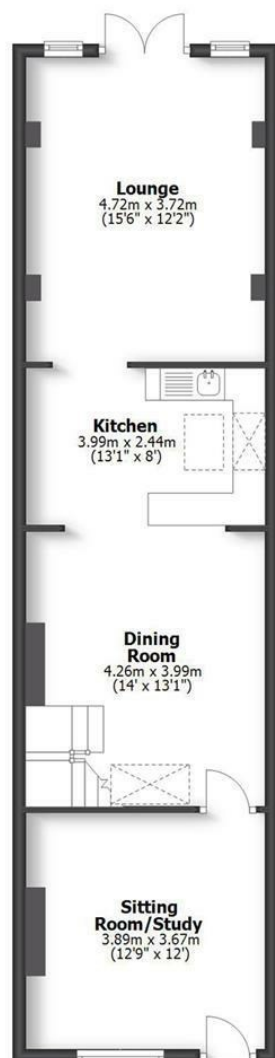
**16 Clifton Road, Stockwell End, Tettenhall, Wolverhampton, WV6 9AP**

An elegant, Grade II Listed three storey period residence providing charming accommodation of some depth with a long, south facing rear garden in an exclusive residential address

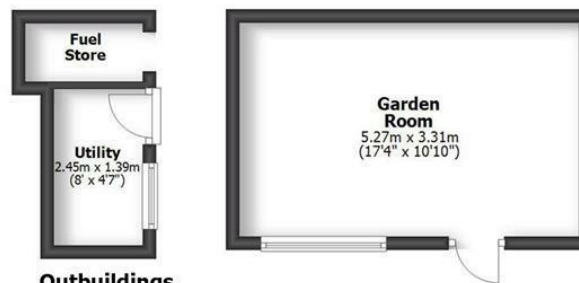
**16 CLIFTON ROAD**  
**STOCKWELL END, TETTENHALL**



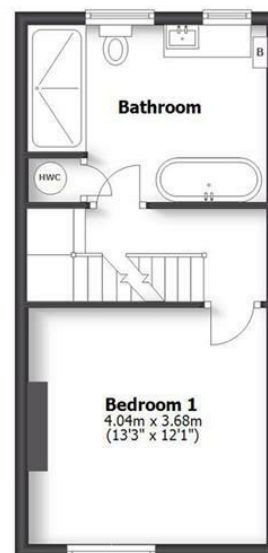
**Cellar**



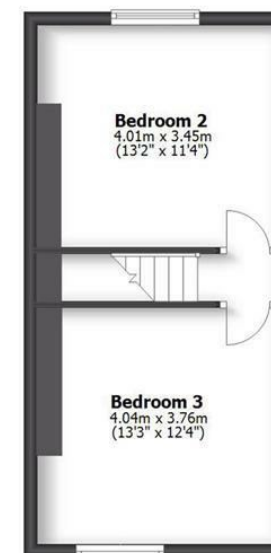
**Ground Floor**



**Outbuildings**



**First Floor**



**Second Floor**

HOUSE: 123.5sq.m. 1329sq.ft.  
 CELLAR: 15.7sq.m. 169sq.ft.  
 OUTBUILDINGS: 22.7sq.m. 244sq.ft.  
**TOTAL: 161.9sq.m. 1742sq.ft.**

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

## LOCATION

Clifton Road stands within Stockwell End which has always been considered to be one of the finest addresses within the region. The house stands within easy walking distance of the picturesque open spaces of Upper Green and the centre of Tettenhall Village with its comprehensive range of local amenities and facilities. Wolverhampton City Centre is nearby, with regular bus services along the length of the Tettenhall Road and the area is well served by schooling in both sectors.

## DESCRIPTION

16 Clifton Road is a three storey, Grade II Listed property with Georgian / Regency elevations of enormous architectural merit. The property benefits from a long garden with a preferred southerly aspect and a useful garden building providing the potential for a variety of different uses.

Internally the property has been exceptionally well maintained and benefits from well proportioned rooms over each of the three storeys. The ground floor accommodation has been extended and reconfigured to provide a fine and versatile run of living spaces and all of the bedrooms are double in size.

The house is well appointed with kitchen and bathroom suites of quality and double glazing to the rear with the front elevation having retained original windows which are typical of the period and the internal doors are reclaimed wooden ones.

## ACCOMMODATION

A panelled front door with inset fan light opens into a SITTING ROOM / STUDY which provides a superb entrance to the house with a sash window to the front, painted wooden flooring, a painted brick chimney piece with shelf fireplace recess and shelving to either side and cupboards. The DINING ROOM has a painted brick chimney piece with raised, quarry tiled hearth and a cast iron multi fuel burning stove with book and display shelving to one side, polished wooden flooring, access to the CELLAR, integrated ceiling lighting and being open through into the KITCHEN with a full range of wall and base mounted cabinetry with Carrara marble working surfaces and a Villeroy and Boch ceramic sink, space for a range style cooker with rangemaster stainless steel extraction chimney above, an integrated washing machine, tiled floor and a vaulted ceiling with two double glazed roof lights. An open doorway leads to the LOUNGE with a vaulted ceiling with exposed, painted trusses and timbering, laminated flooring, a raised corner, quarry tiled hearth with cast iron multi fuel burning stove, double glazed windows and French doors to the rear garden with a decorative, circular window above.

A staircase from the dining room rises to the galleried first floor landing with wooden flooring and integrated ceiling lighting. BEDROOM ONE is a good double room in size with a sash window to the front, a raised, quarry tiled hearth with open fireplace and painted brick chimney breast and wooden flooring. The BATHROOM has a stylish suite and with a free standing roll top bath with ball and claw feet and mixer tap with telephone shower attachment, a separate fully tiled walk in shower with waterfall head and separate hose, wooden flooring, a stripped pine vanity unit with inset sink with cupboards beneath, two double glazed windows to the rear, both with plantation shutters, wall shelving, wooden flooring, a chrome towel rail radiator, a cupboard housing the gas fired central heating boiler and an airing cupboard with hot water cylinder and slatted shelving.

A second staircase rises to the upper floor landing. BEDROOM TWO is a good double room in size with a double glazed window with a delightful rear aspect and BEDROOM THREE is also a good double room in size with a window to the front.

## OUTSIDE

16 Clifton Road has an attractive roadside elevation and to the rear of the house is a paved COURTYARD with French doors to the sitting room and gated side access across the neighbouring properties back onto Clifton Road.

There is a brick built outbuilding providing a utility room with electric light and power and an adjoining fuel store. Beyond this is a gravelled terrace providing a delightful external seating area with the rear lawn beyond with stocked borders and a TIMBER GARDEN BUILDING to the rear with electric light and power which could be utilised for a variety of different purposes including a gym, home office, playroom or leisure room.

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 four main providers have limited coverage indoors with all four having likely coverage outdoors.

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

Offers Around £439,950

EPC:

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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**BERRIMAN EATON**