

NORTHWOOD
86 WROTTESLEY ROAD
TETTENHALL, WOLVERHAMPTON



BERRIMAN

EATON

A magnificent residence standing within a large plot of just over ½ an acre in total. The property provides stunning accommodation of impressive depth and proportions with a particularly fine living/dining/kitchen room of much merit and note.



**NORTHWOOD, 86 WROTTESELEY ROAD
TETTENHALL, WOLVERHAMPTON, WV6 8SJ**

LOCATION

Northwood stands on Wrottesley Road which has long since been considered to be one of the most highly regarded addresses within the locality. The property stands in a favoured position in possibly the most sought after stretch of Wrottesley Road and benefits from a deep frontage and a large garden to the rear.

The wide range of local amenities provided by Tettenhall Village Centre are nearby as are the picturesque open spaces of the Upper Green and the extensive facilities provided by the city centre itself are within easy reach. Furthermore the area is well served by schooling of high repute in both sectors.

The communications are excellent with the Birmingham New Road (A4123), the M5, M6 and M54 motorways all facilitating fast access to Birmingham and the entire industrial West Midlands.

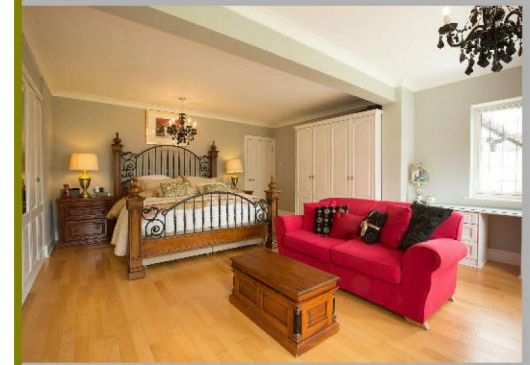
DESCRIPTION

Northwood is an attractive family home which stands behind a deep and shielded frontage with access via remote control gates. The property has an attractive, gabled and part timbered elevation and is unquestionably an elegant residence in which to reside.

The property has been substantially extended over the years and now provides living accommodation of impressive proportions to both the ground and first floors. The current owners have carried out a multitude of improvements and the property now boasts appointments of the highest calibre. There is mood lighting, surround sound and electric blinds in the kitchen. The house and garden have a state-of-the-art RAKO lighting system and a URC home automation system controlling all of the lights, surround sound, and blinds from a top of the range URC Remote and also controllable via iPhone or iPads.

The living/dining/kitchen area is a contemporary living space providing a fabulous everyday living area and there is in excess of 4,200 sq ft of accommodation in total.

The formal reception rooms provide graceful living areas and there are five double bedrooms with four bath/shower rooms to the upper storeys.



NORTHWOOD



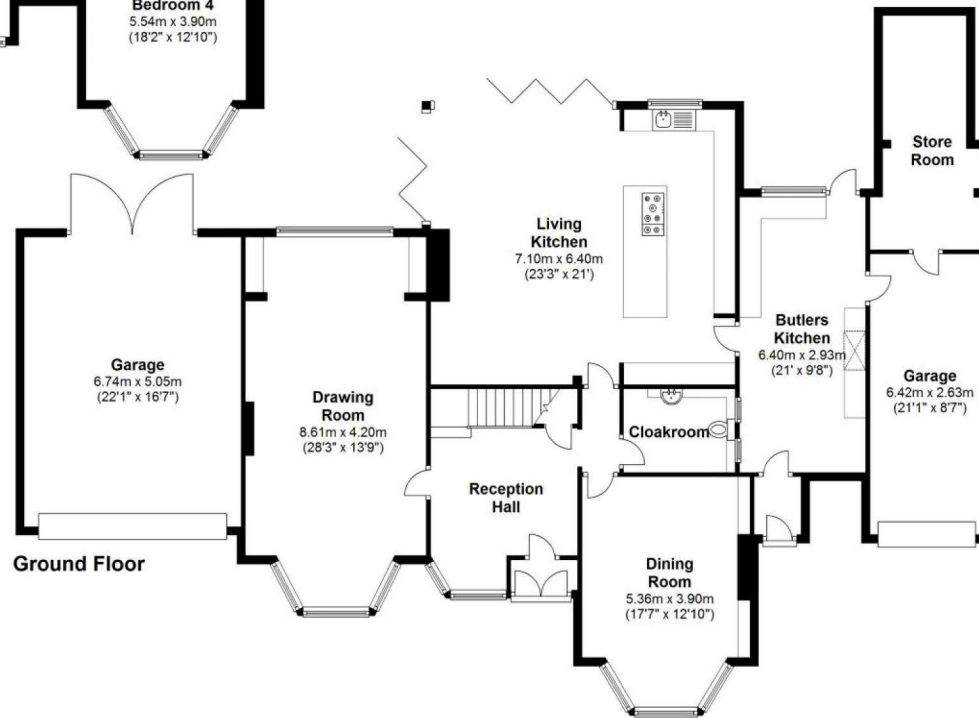
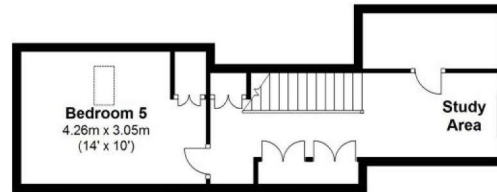
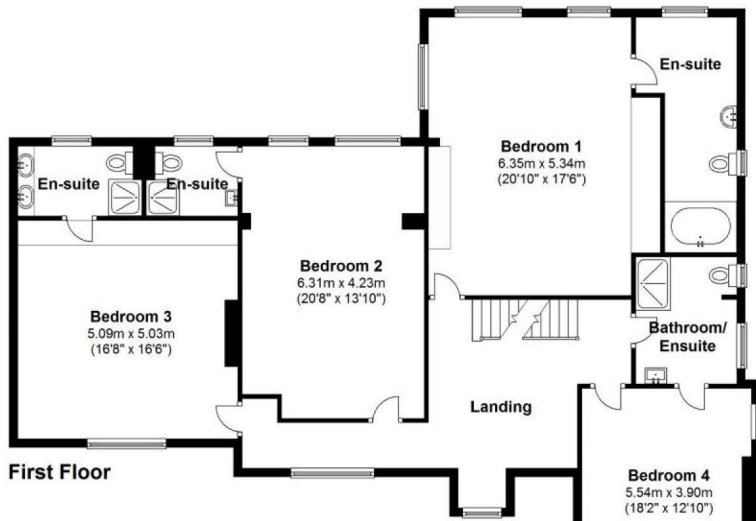
ACCOMMODATION

The house is approached through a formal RECEPTION HALL with imported Italian Carrara marble flooring and a feature, mirrored wall together with a large CLOAKROOM and a contemporary suite. The THROUGH DRAWING ROOM is a light filled reception room with painted oak flooring and painted Minster stone fireplace, recessed rear dais with shelving to either side and integrated ceiling lighting. The DINING ROOM has oak flooring and bespoke cabinetry providing cupboards and shelving, a recessed fireplace and a recessed television housing unit. The LIVING/DINING/KITCHEN ROOM benefits from a corner of concertina glazed doors with remote controlled blinds opening onto the rear terrace, a full range of high end contemporary kitchen units with marble surfaces and a coordinating breakfast island, electrically operated Servo drive kitchen cabinets, a full range of high end Miele appliances and ample space for both seating and informal dining areas. Adjoining this is a BUTLERS KITCHEN providing secondary cooking, preparation and laundry areas with a full range of units with butchers block working surfaces and slate flooring.

The PRINCIPAL SUITE to the first floor consists of a huge bedroom with wooden flooring and an extensive range of wardrobes and chests of drawers together with a large bathroom en-suite. The SECOND BEDROOM has gloss tiled flooring and a contemporary EN-SUITE shower room. The THIRD BEDROOM has painted wooden flooring, fitted wardrobes with sliding mirrored doors and a concealed SHOWER ROOM and the FOURTH BEDROOM is also a large double room with a door to the HOUSE SHOWER ROOM.

The upper floor has a DOUBLE BEDROOM AND STUDY AREA.





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Approx Overall Floor Area
HOUSE: 330.8sq.m 3560sq.ft.
GARAGES/STORE ROOM: 62.8sq.m 676sq.ft.

TOTAL: 393.6sq.m 4236sq.ft.

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE



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OUTSIDE

The house stands behind a large DRIVEWAY with remote controlled electrically operated wrought iron gates with ample parking areas for many vehicles. There is a DOUBLE GARAGE to one side which is currently used as a leisure room with light and power, there is a further GARAGE with a large STORE beyond.

There is a superb REAR GARDEN with an extensive lawn, stunning entertainment terrace with integrated speakers, fire pit walling providing a superb effect at night and fully stocked beds and borders providing a lovely green backdrop.

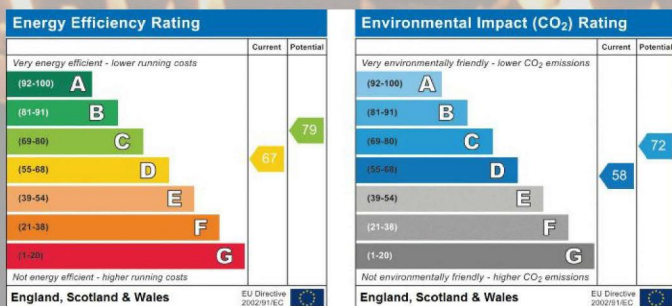
“The property now boasts appointments of the highest calibre”

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX Wolverhampton City Council. Band: G

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.







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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.