



**14 Danescourt Road, Stockwell End, Tettenhall, Wolverhampton, WV6 9BG**

**BERRIMAN**  
**EATON**







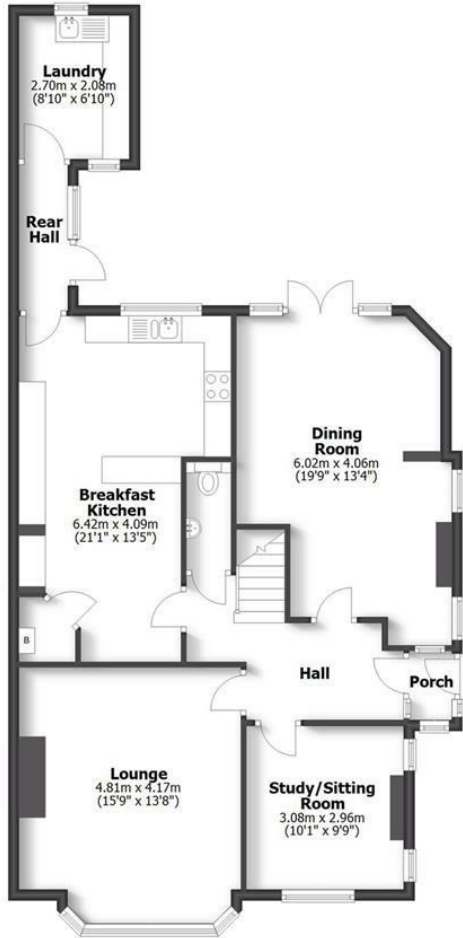


## 14 Danescourt Road, Stockwell End, Tettenhall, Wolverhampton, WV6 9BG

An attractive Edwardian residence with delightful accommodation of much period authenticity allied with modern appointments throughout with off street parking to the front, a large garden to the rear and substantial detached garage block.



**14 DANESCOURT ROAD**  
**STOCKWELL END, TETTENHALL**



**Ground Floor**



**Loft**



**First Floor**

HOUSE: 156.3sq.m. 1683sq.ft.  
 LOFT ROOM: 16.6sq.m. 178sq.ft.  
 GARAGE: 34.8sq.m. 375sq.ft.  
**TOTAL: 207.7sq.m. 2236sq.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

Danescourt Road is one of the most sought after locations within Stockwell End which is, within itself, one of the finest locations within the entirety of the Wolverhampton conurbation.

The wide ranging local facilities of the fashionable Tettenhall Village are within easy walking distance with the further, more extensive amenities afforded by the City Centre being within convenient travelling.

The picturesque open spaces of the Upper Green are opposite with the Wolverhampton Cricket Club and South Staffordshire Golf Course being on hand. Furthermore, the area is well served by a multitude of schooling in both sectors.

## DESCRIPTION

14 Danescourt Road is a period property of much calibre with an elegant, dual gabled front elevation and much period authenticity internally which is now allied to modern appointments including well appointed kitchen and bathroom suites, double glazing and gas fired central heating. There are stripped pine internal doors, some fine fireplaces, ceiling mouldings and Minton floor tiling. The property benefits from well proportioned living accommodation over both ground and first floors which was extended some years ago to the rear to enhance the scope of living areas provided.

The house has the dual benefit of a driveway providing off street parking to the front together with a detached garage block to the rear and there is a lovely rear garden.

## ACCOMMODATION

A door to the side of the house opens into a PORCH with quarry tiled floor and an original, part panelled front door with inset leaded and coloured lights and a coordinating side panel opening into the HALL with Minton floor tiling, dado rail, ceiling cornicing and a CLOAKROOM with a white suite of WC and wall hung wash basin, quarry tiled floor, part panelled walls and shelved display recess. The LOUNGE has a fine, carved pine fireplace with tiled hearth and painted ceramic tiled slips, polished wooden flooring, ceiling cornice, pine book and display shelving with cupboards beneath and a double glazed window to the front. The DINING ROOM is particularly impressive with a decorative cast iron fireplace with painted ceramic tiled slips and quarry tiled hearth, double glazed French doors and windows to the garden, picture rail and plaque rail, cupboards and wiring for wall lights. There is a STUDY / SITTING ROOM which is an ideal space for those wishing to work from home with double glazed windows to the front and a cast iron fireplace with painted ceramic tiled slips and hearth with leaded windows to either side, storage cupboard, book and display shelving and picture rail. The BREAKFAST KITCHEN has ample space for informal dining with the kitchen area benefiting from cream faced wall and base mounted cabinetry with butchers block working surfaces, a range of integrated appliances including a gas hob, with stainless steel filtration unit above, double electric oven, fridge and dishwasher, built in chopping boards and wine rack, Amtico floor tiling, integrated ceiling lighting, a double glazed window overlooking the garden and a store cupboard with shelving and wall mounted Ideal gas fired central heating boiler. A door opens into a REAR HALL with a double glazed window and door to the garden, part tiled walls and a door opening into the LAUNDRY with a stainless steel sink with cupboard beneath, plumbing for a washing machine, space for a tumble dryer, two double glazed windows and part tiled walls.

A staircase from the hall with a window to the half landing rises to the galleried first floor landing with a built in wardrobe with hanging rail and shelf and access to the roof space. The PRINCIPAL SUITE has a double bedroom with built in wardrobes with cupboards above, double glazed windows to the front with leaded windows above, ceiling coving and an EN-SUITE SHOWER ROOM with a fully tiled shower, pedestal basin and WC, tiled floor and walls and a double glazed side window. BEDROOM TWO is a double room in size with a cast iron fireplace with decorative painted ceramic tiled hearth and slips, a light through aspect with double glazed windows to the front and rear, wooden flooring, picture rail, built in wardrobes with cupboards above and display shelving. BEDROOM THREE is also a good room in size with built in wardrobe with cupboard above, fitted book and display shelving, picture rail and a double glazed window to the front with double glazed windows to the front with leaded windows above. The BATHROOM has a white suite with a panelled bath with mixer tap with telephone shower attachment, WC and vanity unit with wash basin with cupboards beneath, an airing cupboard with slatted shelving and hot water cylinder, part tiled walls, integrated ceiling lighting, ceiling coving and a double glazed rear window together with a radiator with heated towel rail attachment.

Access via a sliding loft ladder leads to a LOFT ROOM which could be utilized for a variety of different purposes with two double glazed Velux roof lights, electric lights and a carpeted floor.

## OUTSIDE

The property stands behind a screened frontage with a DRIVEWAY laid in tarmacadam providing off street parking and stocked beds and borders. There is gated side access to the delightful REAR GARDEN with a large, paved terrace to the rear of the property leading to the shaped lawn beyond with well stocked beds and borders, a garden shed and a further seating terrace to the rear adjoining the GARAGE BLOCK. A double glazed door window opens into a WORKSHOP with electric light and power and a further double glazed door opening into the garage with a remote controlled electric elevating doors, two roof lights and a porthole window and a mezzanine storage area together with light and power and a door to the rear.

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 and stands in the Tettenhall Greens Conservation Area.

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

Mobile – Ofcom checker shows three of the 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 £650,000

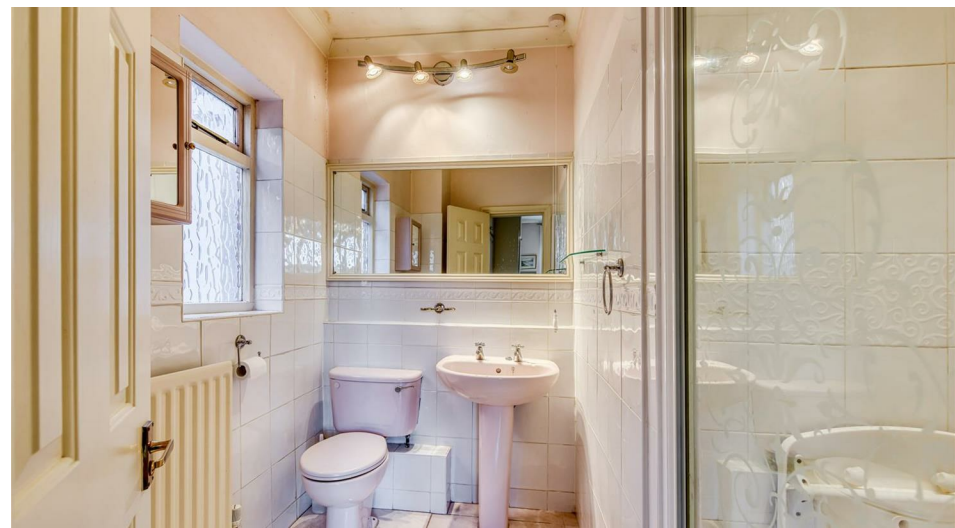
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.













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