



**Shankar House, 5a Ormes Lane, Tettenhall, Wolverhampton, WV6 8LL**

**BERRIMAN**  

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**EATON**





## **Shankar House, 5a Ormes Lane, Tettenhall, Wolverhampton, WV6 8LL**

An outstanding three storey family home in a small and exclusive development of just three properties in a particularly sought after and highly regarded Tettenhall address built in 2021.

**SHANKAR HOUSE**  
5A ORMES LANE, TETTENHALL

HOUSE: 245.9sq.m. 2647sq.ft.  
GARAGE: 23.4sq.m. 252sq.ft.  
**TOTAL: 269.3sq.m. 2899sq.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**



**Second Floor**

## LOCATION

The property stands in a superb position in a small enclave of just three newly built three storey family homes in a discreet and tucked away position lying just off Ormes Lane in a highly regarded residential area.

The property is conveniently situated for access to the wide ranging local facilities afforded by Tettenhall village, Tettenhall Wood and the Compton Shopping Centre and there is easy travelling to the city centre itself.

The area is well served by schooling in both sectors and regular bus services are easily accessible.

## DESCRIPTION

5a Ormes Lane is a striking, three storey family home of much calibre and distinction with an attractive part timbered and gabled façade and room sizes of fine proportions to all storeys. The property has been finished to an outstanding level of specification and finish and has the benefit of the remaining of the 10 year build warranty by CGICE. The property is well-appointed internally with under floor heating to the ground floor, solar panels, USB charging sockets throughout together with LED / low energy lighting, a hard wired Wi-Fi extender to give total in house Wi-Fi availability, an intelligent security system with an alarm system and security camera, both of which have iPhone app connection, chrome / satin chrome finish electrical sockets and double glazing throughout.

The kitchen was fitted by well-known specialist Dayrooms of Tettenhall with high quality kitchen appliances and Karndeian flooring. There is fine sanitaryware throughout with contemporary chrome fittings and chrome towel rail radiators, Porcelanosa tiling and Karndeian flooring to all bath / shower rooms.

## ACCOMMODATION

An enclosed PORCH has a front door opening into the HALL with Karndeian flooring, a galleried staircase rising to the upper floor with glass balustrading and oak banister, an under stairs storage cupboard and a well-appointed GUEST CLOAKROOM. The LIVING ROOM is a superbly proportioned room with by-fold doors to the garden, a contemporary feature electric fireplace with TV point above and storage for Sky box, DVD and sound bar below, there are sliding pocket doors opening into the SITTING ROOM with a window to the front. There is an outstanding LIVING / DINING / FAMILY KITCHEN with a kitchen area fitted by Dayrooms of Tettenhall with a comprehensive range of units with a coordinating centre island with butchers block breakfast bar, integrated Neff appliances including a four ring induction hob with contemporary extractor fan over, double electric oven with microwave, dishwasher, fridge freezer, an undermounted Franke sink, ample space for informal dining and seating areas, bifold doors to the garden and integrated ceiling lighting. There is an adjoining, fully fitted LAUNDRY with coordinating cupboards to those in the kitchen with plumbing and space for a washing machine and tumble dryer and a door into the BOOT ROOM with a glazed and panelled door to the side.

Stairs rise to the spacious first floor landing with a store cupboard. The PRINCIPAL SUITE has a large double bedroom with an open doorway through to a DRESSING AREA with a range of fitted furniture with a stylish EN-SUITE SHOWER ROOM beyond. There is a THIRD BEDROOM SUITE with EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS and a large and fully fitted BATH / SHOWER ROOM.

A further staircase rises to the upper storey landing with a STUDY and a SECOND BEDROOM SUITE with a large double bedroom together with eaves storage and a large EN-SUITE SHOWER ROOM.

## OUTSIDE

A private drive leads to the three properties of Ormes Gardens with an area of visitor parking. Shankar House sits behind a BLOCK PAVED DRIVEWAY providing ample off street parking with a landscaped garden and there is a GARAGE with an electric car charging point.

There is gated side access to both sides of the property with ample paved storage areas to the sides leading to the REAR GARDEN with a large, paved entertainment terrace with external lighting, cold water supply and electrical points with a shaped lawn beyond with screening conifers. Steps rise to a raised seating area with a pergola.

We are informed by the Vendors that all mains services are connected with underfloor heating to the ground floor and central heating radiators to the upper floors and a sewage pump to the road.

There are also two solar panels

COUNCIL TAX BAND G – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD and is located in the Tettenhall Wood Conservation Area

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

Mobile – Ofcom checker shows 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 £925,000

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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