



Rosegarth House, 52 Clifton Road, Tettenhall, Wolverhampton, WV6 9AP

BERRIMAN

EATON





Rosegarth House, 52 Clifton Road, Tettenhall, Wolverhampton, WV6 9AP

An elegant, period residence providing accommodation of much grandeur in a large south facing plot of approximately a third of an acre in total with stylish and beautifully appointed accommodation throughout

ROSEGARTH HOUSE
52 CLIFTON ROAD, STOCKWELL END

HOUSE: 278.3sq.m. 2996sq.ft.
GARAGE: 23.5sq.m. 253sq.ft.
TOTAL: 301.8sq.m. 3249sq.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

LOCATION

Rosegarth House stands at the end of a small spur leading off Clifton Road in the heart of Stockwell End within easy walking distance of the wide ranging facilities available locally within Tettenhall village together with the picturesque open spaces of the Upper Green.

The extensive amenities afforded by Wolverhampton City Centre are within easy travelling distance as is the highly publicised i54 Business Park, rail services run from Wolverhampton Station and the M5, M6 and M54 motorways facilitate access to Birmingham, the entire industrial West Midlands and beyond.

DESCRIPTION

The property is a substantial, Victorian residence with grand accommodation over two storeys. The house is the major proportion of the "original" Rosegarth which was split into two properties many years ago. In recent times the house has been modernised and improved to an exceptional standard with appointments of quality throughout to create a beautiful home.

ACCOMMODATION

Panelled, double doors open into the RECEPTION HALL with parquet flooring, part panelled walls, ceiling cornice and a fine staircase rising to the first floor. There is a cloaks closet with storage cupboards and a door to the GUEST CLOAKROOM with a contemporary suite and décor. The LOUNGE has Karndean flooring, a light corner aspect and a recessed fireplace with wood burning stove with beam mantle above and wiring for a wall mounted TV over and ceiling cornice. The SITTING ROOM / CINEMA has a part panelled feature wall with wiring for a cinema screen, there is an original fireplace and ceiling cornice. There is a STUDY with a corner fireplace and wiring for a wall mounted TV. The DINING KITCHEN has a comprehensive range of wall and base mounted cabinetry with marble working surfaces, space for a range style cooker, a fridge freezer housing unit, an integrated Neff dishwasher, Karndean flooring, ceiling cornice and a door into the LAUNDRY with wall and base mounted cabinetry, space and plumbing for a raised height washing machine and tumble dryer and Karndean flooring.

The staircase from the hall rises to the galleried first floor landing with an arched window overlooking the gardens, part panelled walls and ceiling cornice. The PRINCIPAL SUITE has a double bedroom with a light corner aspect, a wall mounted dressing table, ceiling cornice, wiring for a wall mounted TV, a walk in DRESSING ROOM with fitted wardrobes and chests of drawers together with glazed shelving and automatic lighting and there is an EN-SUITE SHOWER ROOM which is appointed to a high standard with a walk in double shower with waterfall head and separate hose, wall hung vanity unit and WC.

The SECOND BEDROOM SUITE has a double bedroom with a light corner aspect, wiring for a wall mounted TV and an EN-SUITE BATHROOM with a bath with waterfall shower over and a vanity unit with WC with concealed flush and circular wash basin, part panelled walls and tiled floor. There are TWO FURTHER DOUBLE BEDROOMS, one of which has fitted wardrobes and an inner lobby with airing cupboard leads to the BATHROOM with a beautiful suite including a free standing slipper bath with ball and claw feet, separate walk in shower with waterfall head and separate hose, vanity unit with moulded Corian surface and sink with cupboards beneath and a WC with high level flush and tiled flooring.

OUTSIDE

Rosegarth is approached over a tarmacadam laid DRIVEWAY leading off Clifton Road with remote controlled wrought iron gates opening onto a DRIVEWAY laid in brick pavements providing ample parking and which leads around the property to the GARAGE. The GARDENS benefit from sweeping lawns, well stocked beds and borders which have reached a superb level of maturity with a beautiful, green tree studded backdrop. There is also a walled side COURTYARD with lawn and paved patio.

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 two of the four main providers have likely 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 £1,200,000

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.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Worcestershire Office
01562 546969
worcestershire@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

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