



21 Lothians Road, Tettenhall

A Most Spacious & Individually Designed Five Bedroom Two Bathroom Detached House In Approx. 15,000sq.ft Of Fully Stocked & Landscaped Surrounding Gardens

21 Lothians Road, Tettenhall, Wolverhampton, WV6 9PN

Asking Price: £850,000

Tenure: Freehold

Council Tax: Band G –Wolverhampton

EPC Rating: D (61) No: 0231-3040-9208-3174-7200

Total Floor Area: 2906sq.ft. (270sq.m.) Approx.

Services: We are informed by the Vendors that all main services are installed

Lothians Road has always been regarded as one of the most desired locations in Tettenhall and No 21 certainly lives up to this impression, being a most exclusive example of a distinctive and desirable detached house is over approx. 15,000sq.ft of beautifully landscaped gardens creating a most stunning & special setting.

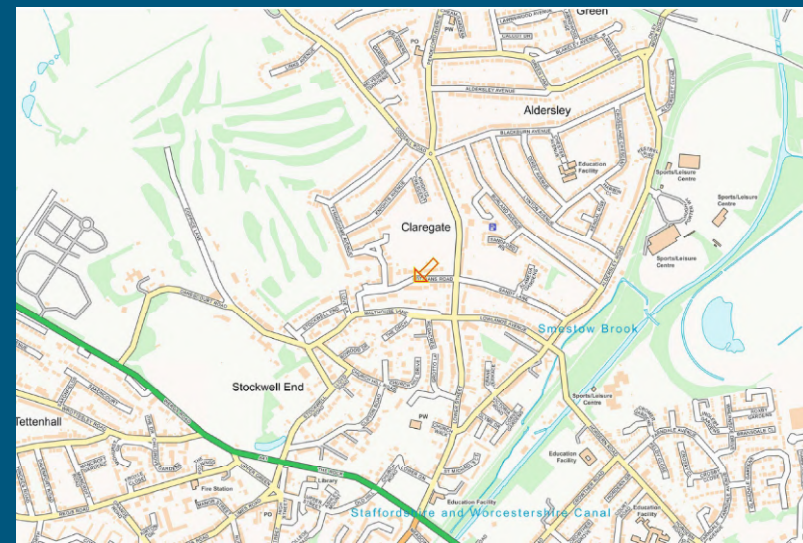
Constructed to a spacious and grand design, this excellent example of a well-planned house is a superb opportunity for buyers requiring an exclusive home to accommodate a large family.

With a number of high quality fittings throughout, viewing is a must to appreciate the most versatile interior which has been designed to utilise the maximum space. At a most generous floor area of approx. 2,906sq.ft., the interior now includes reception porch, open entrance hall with oak panelled staircase, dining room, formal lounge and separate sitting room with feature brick fire place and oak panelled wall. The breakfast kitchen is fitted with a traditional and quality wooden suite with a useful utility adjacent and internal access to the twin garages. On the first floor, the galleried landing leads to five double bedrooms, two bathrooms and two fitted cloakrooms.

At the front of the house is an enclosed driveway via the 8ft tall brick walls providing private and ample off road parking which is entered via remote controlled double iron gates. Without doubt, the south facing fully stocked mature gardens are a special feature of Lothians Road, being extensively landscaped to create a most picturesque setting, whilst maintaining the maximum privacy. As the plot is of a generous size, there is potential for the construction of a separate dwelling in the plot (Subject To Planning Permission).

Convenient for the majority of amenities including schooling in both sectors, bus routes, Claregate Park and of course the facilities in Tettenhall Village. Lothians Road is also within easy distance of the M54 motorway (only 3miles away) making it an ideal location for commuting to nearby towns & cities.

A truly wonderful family house, the gas centrally heated and double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed leaded double doors with matching surround and tiled flooring.

Entrance Hall: 15'3" (4.65m) x 8ft (2.45m)

Internal hardwood door, oak panelled staircase to first floor with built in storage below and internal opaque leaded window to front. **Fitted Cloakroom:** Low level WC, sink unit, radiator, part tiled walls, tiled flooring and opaque internal window to side.

From the entrance hall, an open archway leads to the Dining Room: 16'9" (5.10m into bay) x 13'1" (4.00m) Two radiators, coved ceiling and double glazed leaded bay window to front.

Lounge: 18'1" (5.50m) x 16'5" (5.00m max)

Marble fireplace with matching hearth & decorative surround, two radiators, wall light points, coved ceiling, double glazed leaded window to front with matching picture window to rear with double doors to terrace.

Sitting Room: 15'7" (4.75m) x 14'2" (4.33m)

Feature brick fireplace with tiled hearth & gas coal fire, bespoke panelled wall with built in window seating & wall light points, beamed ceiling, plate shelf, two radiators and floor to ceiling double glazed leaded window to rear with double doors.

Kitchen: 18'4" (5.60m) x 10'2" (3.10m)

Fitted with a matching suite of solid wood units comprising a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards with lighting under, stainless steel 1½ drainer sink unit, built in twin oven, 4-ring gas hob with extractor hood over, dishwasher, radiator, built in alcove shelving & cupboards with concealed gas fired central heating boiler, part tiled walls, recessed ceiling spotlights, tiled flooring and double glazed leaded windows to rear.

Utility: 9'10" (3.00m) x 7'3" (2.20m)

Built in base cupboards with stainless steel single drainer sink unit, plumbing for washing machine, suspended wall cupboards, tiled flooring and double glazed leaded window and door to rear.

Garage One: 21'4" (6.50m) x 14'1" (4.30m)

'Up & over' garage door, built in shelving, power, lighting and opaque glazed windows to side with rear door. Internal door leads to:

Garage Two: 15'9" (4.80m) x 9'6" (2.90m)

'Up & over' garage door, power, lighting and shelving.

First Floor Galleried Landing: Built in cloaks cupboard, radiator, loft hatch and double glazed stained glass leaded window to front.

Bedroom One: 16'5" (5.00m) x 13ft (3.95m)

A range of built in furniture including floor to ceiling built in wardrobes, matching bedside tables, drawers & dressing table, radiator, coved ceiling and double glazed leaded picture window to rear.

Bedroom Two: 15'5" (4.70m) x 13'1" (4.00m)

Built in furniture including wardrobes, overhead stores, drawers, bedside table, dressing table & vanity unit, radiator and double glazed leaded bay window to front.

Bedroom Three: 15'5" (4.70m) x 12ft (3.65m)

Radiator and double glazed leaded picture bay window to rear.

Bathroom One: 8'10" (2.70m) x 8'6" (2.60m)

Refitted with a smart white suite comprising panelled bath with shower unit, separate spray & screen, vanity unit with sunken sink unit, radiator, white heated towel rail, stone effect tiled walls & flooring, recessed ceiling spotlights, coved ceiling, extractor fan and double glazed leaded window to front.

Fitted Cloakroom One: White modern suite with low level WC, pedestal wash hand basin, built in airing cupboard / storage, chrome heated towel rail, part tiled walls & flooring, recessed ceiling spotlights and double glazed leaded window to front.

Bedroom Four: 13'5" (4.10m) x 9'6" (2.90m)

Two radiators and double glazed leaded window to front.

Bedroom Five: 10'2" (3.10m) x 9'10" (3.00m)

Radiator, floor to ceiling built in wardrobe and double glazed leaded window to rear.

Bathroom Two: 7'10" (2.40m) x 7'3" (2.20m)

White suite comprising panelled bath with shower spray, separate corner shower enclosure, chrome heated towel rail, built in floor to ceiling airing cupboard, recessed ceiling spotlights, tiled walls and flooring, extractor fan and double glazed leaded opaque window to rear.

Fitted Cloakroom Two: Fitted with a heritage style white suite comprising low level WC, pedestal wash hand basin, radiator, part tiled walls, recessed ceiling spotlights, tiled flooring and double glazed leaded opaque window to side.

Gardens: Enjoying a south facing aspect, the fully stocked mature gardens have been neatly landscaped to create a green & tranquil setting, yet maintaining the maximum privacy, with a centre shaped lawn measuring at over 115feet across, a large paved terrace, surrounding flowering borders with a variety of shrubs & trees, feature willow tree, exterior lighting & water, surrounding walling & fencing.

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.











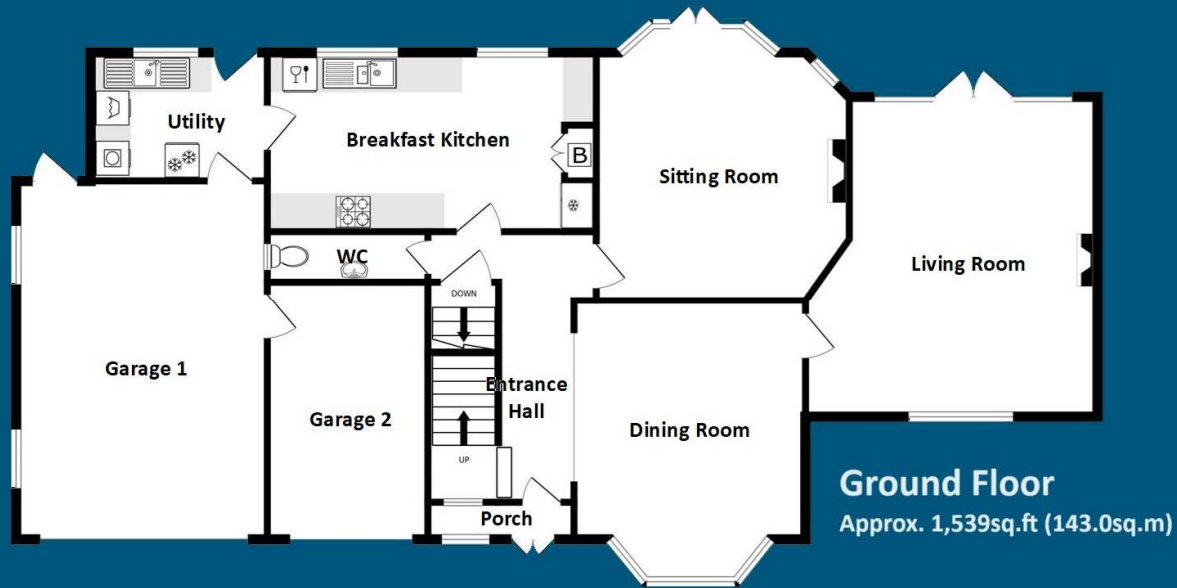
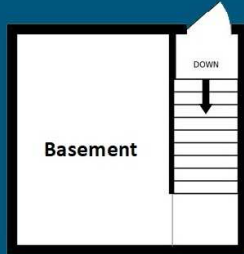




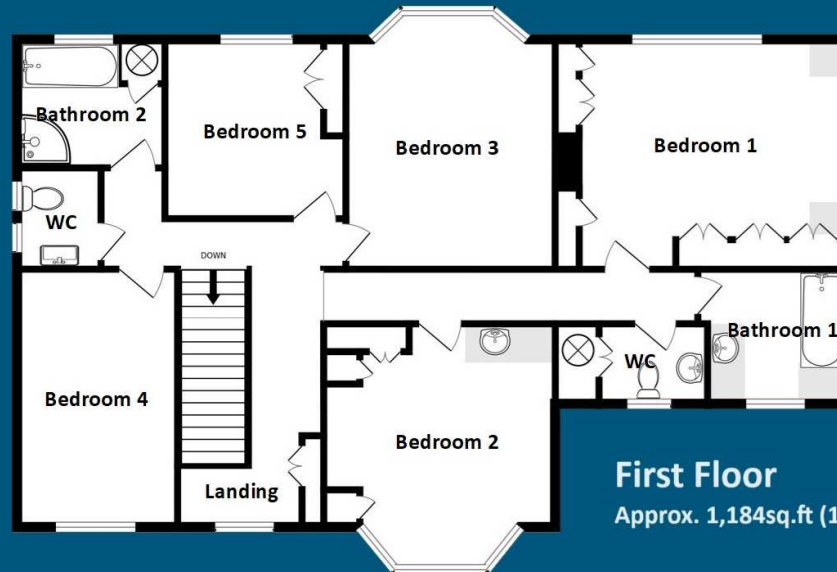




Lower Floor
Approx. 183sq.ft (17.0sq.m)



Ground Floor
Approx. 1,539sq.ft (143.0sq.m)



First Floor
Approx. 1,184sq.ft (110.0sq.m)

Total Floor Area:
Approx. 2,906sq.ft
(270.0sq.m)

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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