



Rock Cottages, 2 Stockwell Road

A Quaint Three Bedroom 'Arts & Crafts' Semi-Detached Cottage In One Of The Most Sought After Locations In Tettenhall Village, Occupying An Elevated & Prominent Position Overlooking Tettenhall Green Pool

2 Rock Cottages, Stockwell Road, Tettenhall, Wolverhampton, WV6 9AL
Asking Price: £420,000

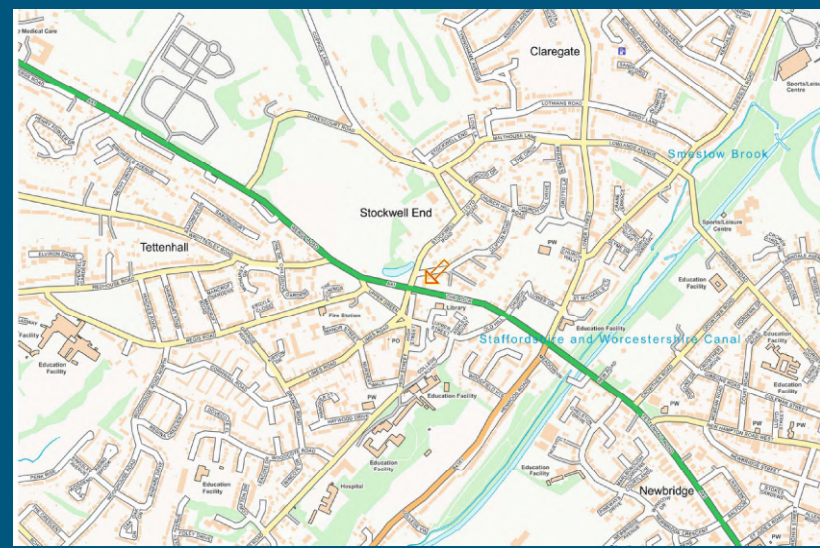
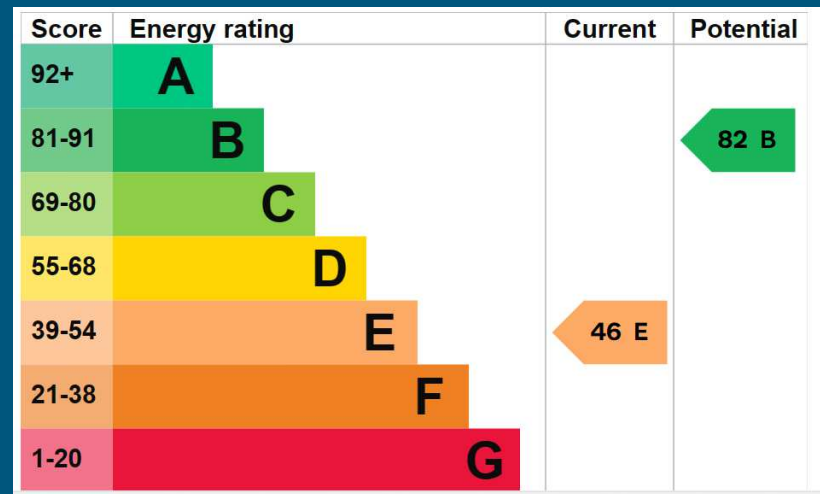
Tenure: Freehold
Council Tax: Band E – Wolverhampton
EPC Rating: E (46) No: 2237-3035-0202-0894-4200
Total Floor Area: 1604sq feet (149.0 sq metres) approx.
No Upward Chain

Situated in one of the most sought-after locations in Tettenhall and within walking distance of the Village High Street & the amenities therein, this delightful and most intriguing semi-detached cottage property stands on an elevated position with panoramic views over Tettenhall Green and provides a well-planned interior with a host of period features throughout.

This Arts & Crafts Building was constructed in 1913 incorporating many traditional features including tall leaded glazed picture windows, high ceilings, art deco features, period style fireplaces and a mock Tudor wooden cladding style front exterior.

With viewing highly recommended, 2 Rock Cottages is ideal for purchasers requiring a property to restyle to own requirements with tremendous potential to reconfigure & extend the layout (Subject to Planning Permission). The approx. 1604sq feet interior includes entrance hall with fitted cloakroom & storage, the choice of two reception rooms and a traditional breakfast kitchen. On the first floor there are three bedrooms, family bathroom and separate WC. The walled driveway provides ample off road parking & leads to the garage at side. A special selling feature of the property is the south-east facing enclosed rear garden which is fully stocked and although adjacent to the Village, provides an extremely private outlook.

Most convenient for the majority of amenities including Tennis & Cricket clubs, Golf courses, Gym, and of course opposite Tettenhall Green with the use of an outdoor pool and playing fields, internal inspection is a must to appreciate this rare opportunity to acquire such a distinctive property in a favoured location. Offered with No Upward Chain, the accommodation further comprises:



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Reception Hall: Hardwood front door with leaded opaque inserts, covered radiator, coved ceiling and C-Shaped staircase to the first floor with leaded glazed picture window above. **Fitted Cloakroom:** Low level WC, pedestal wash hand basin, radiator, coved ceiling, extractor fan, tiled flooring and built in cloaks cupboard under stairs.

Front Sitting/ Dining Room: 13'11" (4.25m) x 11'10" (3.60m)

Marble style fireplace & hearth with decorative surround, radiator, beamed ceiling, wall light points and hardwood leaded picture bow window to front.

Rear Living Room: 13'11" (4.25m) x 12'10" (3.90m)

Marble style fireplace & hearth with decorative surround, radiator, wall light points, coved ceiling and glazed French doors to rear garden.

Breakfast Kitchen: 12'0" (3.65m) x 11'2" (3.40m)

Fitted with a traditional suite of oak units comprising 1½ drainer sink unit, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, built in oven, gas hob, fridge, tiled flooring, coved ceiling and glazed window to rear with door providing access to garden.

First Floor Landing: Built in airing cupboard housing Ideal gas fired wall mounted central heating boiler. **Fitted Cloakroom:** Low level WC, pedestal wash hand basin, radiator and internal skylight.

Bedroom One: 14'5" (4.40m) x 13'5" (4.10m)

A range of built in furniture including wardrobes, overhead stores, dressing table & bedside tables, radiator, coved ceiling and leaded glazed window to front.

Bedroom Two: 13'9" (4.20m) x 12'10" (3.90m)

Radiator, period style fireplace, built in wardrobes, wall light points and glazed window to rear.

Bedroom Three: 12'0" (3.65m) x 11'2" (3.40m) max

Radiator, loft hatch, wall light points and glazed window to rear.

Bathroom: 9'0" (2.75m) x 6'7" (2.00m)

Fitted with a traditional coloured suite comprising spa bath, separate shower enclosure, pedestal wash hand basin, radiator, part tiled walls, wall light points and glazed window to rear.

Garage: 18'8" (5.70m) x 10'6" (3.20m)

Side opening garage doors, power, lighting and glazed window to rear & side door.

South Facing Rear Garden: At the property is situated in a generous site of approx. 6,809sq feet, the mature gardens create a most private & tranquil setting with a vast range of shrubs & trees, a paved terrace with two separate gardeners' stores, centre lawn with bordering flower beds and surrounding walling and hedging.

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.







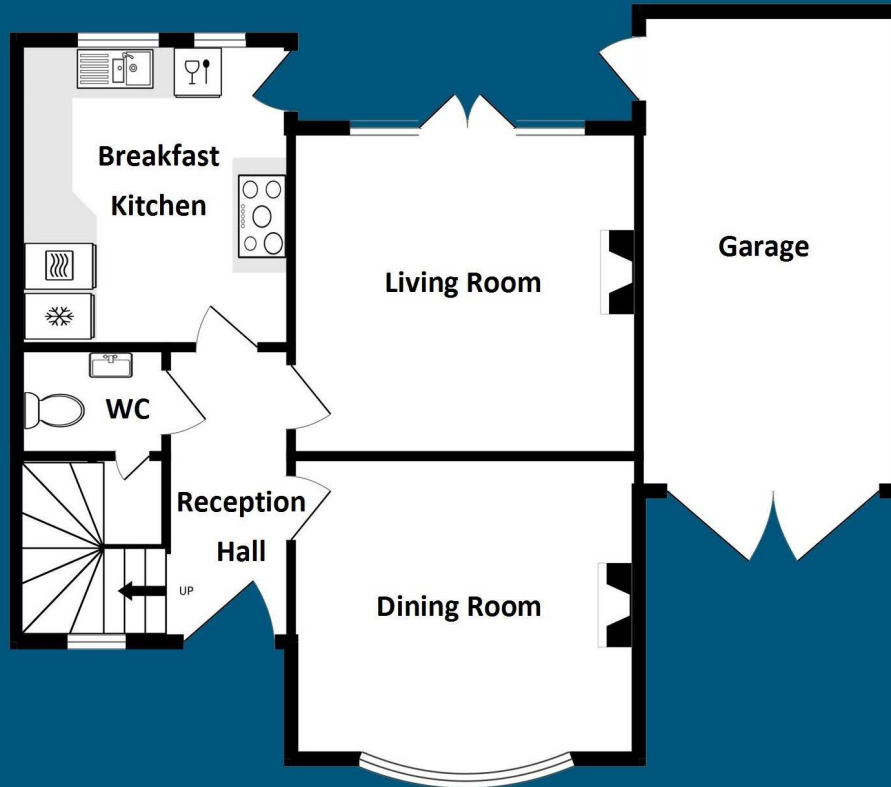






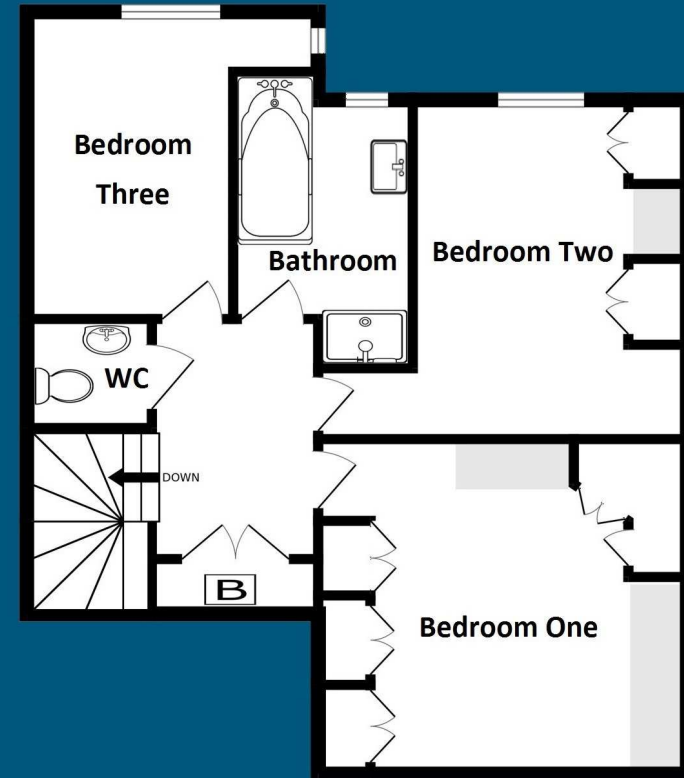


**Total Floor Area: 1604sq feet
(149.0sq metres) Approx.**



Ground Floor

Approx.: 1001sq feet (93.0 sq metres)



First Floor

Approx.: 603sq feet (56.0 sq metres)

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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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