



11 Grotto Lane, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

An Individually Designed Split Level Four Bedroom Two Bathroom Detached Family House, Offering Bedroom & Bathroom Accommodation On Both Floors, Located In A Favoured Cul-De-Sac In Tettenhall!

11 Grotto Lane, Tettenhall, Wolverhampton, WV6 9LP
Offers In The Region Of: £450,000

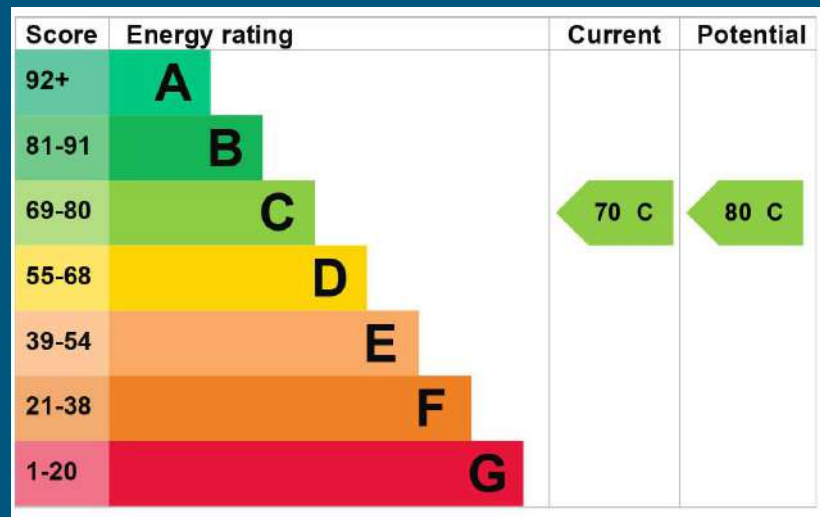
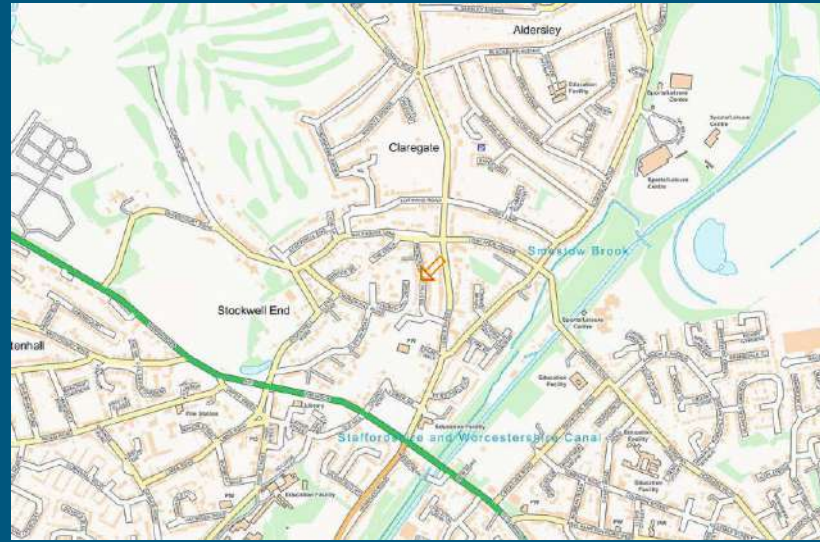
Tenure: Freehold.
Council Tax: Band F – Wolverhampton
EPC Rating: C (70) No: 8720-7126-0151-0092-1463
Total Floor Area: 2346sq feet (218.0sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

Situated in a small select cul de sac located just off Lower Street and therefore in one of the most sought after locations in Tettenhall, 11 Grotto Lane not only occupies a generous corner position but also on an elevated site and adding to the impressive views towards the city centre. This unique split level designed house offers extremely spacious living accommodation and although well maintained over the years, there is tremendous potential to restyle & reconfigure the interior to own requirements.

At a generous floor area of approx. 2,346sq feet and having the benefit of bedroom & bathroom accommodation on both floors, internal inspection is highly recommended to appreciate this most interesting family house, designed to utilise the maximum space. The gas centrally heated & double glazed interior includes a welcoming reception hall with built in storage and a most useful stores room, three double bedrooms all with built in furniture, useful utility room and white family bathroom. A staircase from the reception hall leads to the first floor galleried landing leads to the master bedroom, shower room and an 18ft through living room. There is also a separate dining room and the kitchen which is fitted with a white suite including a range of built in appliances. This space could quite easily be converted to create an open plan dining kitchen if required (Subject to Planning Permission). At the side of the house is a useful home office/ gym which could be used for a number of uses, having its own entrance and a veranda at rear. The rear garden has been sympathetically landscaped & tiered to make good use of the external space whilst providing a most pleasant setting. At the front of the house is a driveway providing ample off road parking and leads to the double width garage with remote controlled garage door.

Although located in a quiet & secluded setting, the property is in easy distance of the majority of amenities including a number of shops, schooling in both sectors and easy reach of the facilities in Tettenhall Village. The property is also only three miles from the M54 motorway and therefore an easy commute for principal towns & cities.

Offered with No Upward Chain, 11 Grotto Lane is an excellent example of its type and further comprises:



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A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Reception Hall: PVC double glazed opaque door, radiator, coved ceiling, recessed ceiling spotlights, built in cloaks cupboard with shelving, separate airing cupboard and **Stores Room: 8'11" (2.73m) x 4'5" (1.35m).**

Bedroom Two: 18ft (5.48m) x 13'7" (4.15m)

Fitted with an extensive range of built in furniture including wardrobes, cupboards & dressing table, radiator and double glazed window to front.

Bedroom Three: 15'7" (4.75m) x 10'10" (3.31m)

Fitted with a range of built in furniture including wardrobes, overhead stores, bedside tables, cupboards & dressing area, radiator and double glazed window with door to front balcony.

Bedroom Four: 11'10" (3.60m) x 8'11" (2.73m)

Fitted with a range of built in furniture including wardrobes, cupboards, shelving & dressing table, radiator and double glazed window and double glazed window with door to front balcony.

Bathroom: 10'6" (3.19m) x 6ft (1.82m)

Fitted with a white suite comprising panelled bath with shower spray, low level WC, pedestal wash hand basin, tiled walls & flooring, chrome heated towel rail and double glazed opaque window to side.

Utility: 10'5" (3.18m) x 7'11" (2.41m)

Built in base cupboards, drawers & suspended wall cupboards, matching worktops, stainless steel single drainer sink unit, radiator, plumbing & recess for both washing machine & dryer, wall mounted gas fired central heating boiler, tiled flooring and double glazed opaque window to side.

First Floor Landing: Recessed ceiling spotlights, coved ceiling, loft hatch and double glazed opaque window to rear.

Bedroom One: 13'9" (4.20m) x 12ft (3.66m)

Fitted with an extensive suite of built in furniture including wardrobes, overhead stores, bedside tables, drawers & dressing table, radiator and double glazed window to rear.

Shower Room: 7'9" (2.35m) x 5'11" (1.80m)

Fitted with a white suite comprising corner shower enclosure with electric shower unit, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled walls & flooring, recess ceiling spotlights, wall mounted mirror and double glazed opaque window to side.

Living Room: 18'1" (5.52m) x 14'1" (4.29m)

Marble fireplace & hearth with gas coal fire, radiator, coved ceiling, recessed ceiling spotlights, double glazed picture window to front and matching sliding doors to rear.

Kitchen: 11'10" (3.61m) x 8'11" (2.71m)

Fitted with a matching suite of white units comprising stainless steel double drainer sink unit with mixer tap, a range of base cupboards, drawers & suspended wall cupboards, matching worktops with breakfast bar, built in appliances include fridge, freezer, dishwasher, electric oven with combination grill/ oven & separate microwave, 5- ring gas hob with stainless steel extractor hood over, tiled effect cushioned flooring, recessed ceiling spotlights and double glazed window to front.

Dining Room: 11'9" (3.57m) x 10'11" (3.24m)

Radiator, recessed ceiling spotlights, coved ceiling and double glazed window to front.

Home Office / Gym: 18'10" (5.73m) x 8ft (2.43m)

Radiator, part mirrored walls, PVC double glazed opaque door to front and double glazed opaque aluminium door to Veranda.

Rear Garden: An enclosed rear garden and enjoying views towards Wolverhampton City Centre, the garden has been thoughtfully landscaped and tiered to create a well-designed outside space with a large full width paved terrace having iron railings & brick surrounding walls, veranda at side which could be used for a multitude of purposes, steps leading to upper lawned area, a variety of shrubs & trees including palm trees, a further higher level includes an additional lawned area with summer house, rear walling, surrounding fencing and gated side entry.

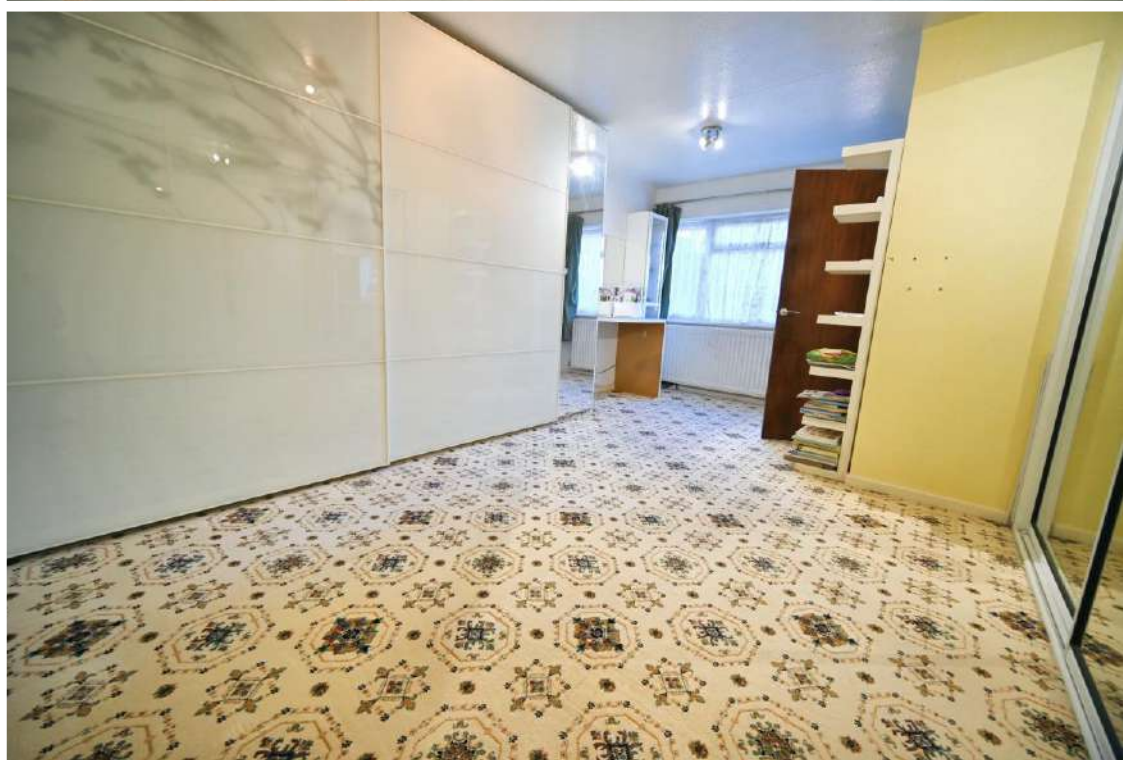
Ground Floor Double Width Garage: 19'10" (6.04m) x 17'7" (5.36m)

Remote controlled 'Up & Over' garage door, power, lighting and double glazed opaque window to side.

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.







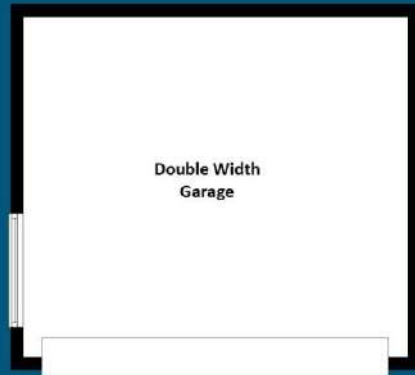




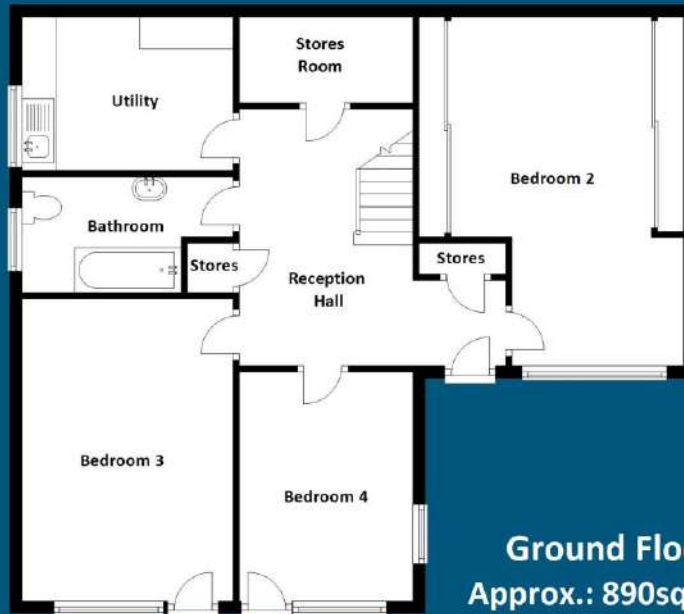








Lower Floor
Approx.: 348.5sq feet
(32.4sq metres)



Ground Floor
Approx.: 890sq feet
(82.8sq metres)

**Total Floor Area: 2346.0sq feet
(218.0sq metres) Approx.**



First Floor
Approx.: 1106.6sq feet
(102.8sq 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.

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