

Bartlams

Springvale Cottage, 1 Grove Lane, WV6 8NH

## £499,950

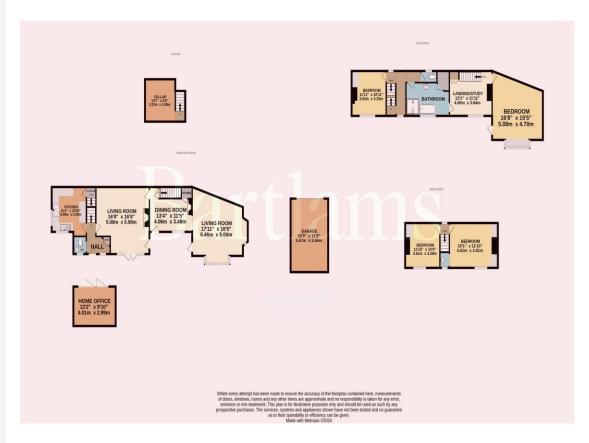
Positioned in an elevated position on Grove Lane, and a short walk from both Tettenhall and Compton, this unique 4-bedroom detached house offers a wealth of well-preserved period character in a peaceful location. The area boasts highly regarded schools, including Tettenhall College, Wolverhampton Grammar, and Wolverhampton Girl's High School, while Compton, situated at the bottom of the hill, offers additional amenities. Tettenhall's location is arranged around picturesque village greens and the iconic 'paddling pool,' and provides an excellent selection of independent retailers, larger chain stores, and banking facilities.

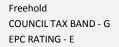
Set high above the Smestow Valley with breathtaking views across the city, this property is one of West Wolverhampton's hidden gems. Modest from the street, it reveals its charm and tranquility once inside the large plot. The house features delightful wooded gardens with a natural spring, giving it its name, and dates back to the 1850s with a substantial 1920s Arts & Crafts style extension, similar to nearby Wightwick Manor.

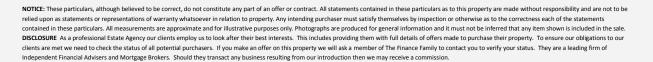
The period charm includes Crittall style windows and French doors, fireplaces, parquet flooring, and beamed ceilings. The spacious interior includes a hallway with quarry tiles and a WC, leading to a beautifully appointed bespoke kitchen by Dayrooms. A sizeable cellar offers additional storage. The ground floor includes an elegant living room with a contemporary Norwegian wood-burning stove, a dining room with an open fire and storage cupboard, and a principal lounge with a traditional fireplace and a splendid bay window.

The house boasts two staircases; the main stairwell in the older part of the house leads to the first floor with a large bathroom, separate WC, and stairs to the second floor. The second floor offers incredible views and includes two double bedrooms, wrapped around a washroom with potential as a shared 'Jack & Jill' shower room. The second staircase in the later extension leads to a large landing suitable as a dressing room, games room, or office, with the spacious master bedroom off. The master bedroom features a wide window seat and a private balcony, an inviting sun-trap overlooking the city and countryside.

A contemporary detached outbuilding, installed in 2019, offers privacy for home working, with gorgeous views of the house and gardens via bi-folding doors. Additionally, a large garage, perched above the garden's external stores cut into the rock face, and parking is available before the automatic garage door.















24 High Street Wolverhampton West Midlands WV6 8QT

01902 759888 tettenhallsales@bartlams.co.uk www.bartlams.co.uk



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