



2, Stockwell End, Wolverhampton, WV6 9PH

Offers In Region Of £435,000

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The Hayloft, 2 Stockwell End, Tettenhall
Offers in the Region of £450,000
Detached Georgian Home | 2 Bedrooms | Private Courtyard Garden |
Double Garage | Village Setting

Set within the exclusive enclave of Stockwell End, just moments from Tettenhall Green, The Hayloft is a beautifully restored Georgian period home offering character, comfort and quiet distinction in one of Wolverhampton's most desirable locations.

This is an exceptionally rare opportunity to acquire a detached freehold residence in such a historic and prestigious setting. With lovingly reclaimed materials, bespoke craftsmanship and a seamless flow between indoor and outdoor spaces, The Hayloft presents a home that is both rich in heritage and refreshingly individual.

Inside – Ground Floor

Enter through a UPVC front door into the welcoming lounge, where a log-burning stove serves as the natural focal point. The room is flooded with light from dual aspect windows to both front and rear, and the floor is laid with beautiful reclaimed pine boards, salvaged from a stately home's hallway a feature that sets the tone for the craftsmanship throughout the property.

Bypassing the staircase that rises gently from the rear of the lounge, we move into a thoughtfully designed and sympathetically renovated kitchen dining room. This room continues the pine flooring and showcases a bespoke Bernard Savage kitchen, complete with black quartz worktops, a gas Rangemaster cooker, and a double Belfast sink perfectly positioned beneath the rear window. Dual aspect double-glazed windows front and back ensure the space feels bright, open, and connected to its surroundings.

The orangery, open to the kitchen dining room, extends elegantly around the side of the home. Laid with warm reclaimed quarry tiles, this area beautifully bridges the indoors with the outside and is bathed in natural light throughout the day. Double doors open onto a charming slate-tiled courtyard, enclosed by a solid brick wall and softened by established planting. a peaceful, low-maintenance





- Detached Georgian Home
- Reclaimed Pine Flooring
- Private Courtyard Garden
- Village Setting
- 2 Double Bedrooms
- Bespoke Kitchen
- Double Garage
- Exclusive Sought After Tettenhall Location

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

The building

3 Spoked End

Walsingham

NR16 9PM

Energy rating

E

Issue date

29 July 2025

Certificate number

2115-2401-2484-4019-4718

Property type

Total floor area

Detached house

78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can need [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/private-landlords-energy-efficiency-improvement-landlord-guidance) (<https://www.gov.uk/guidance/private-landlords-energy-efficiency-improvement-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D

the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
35-54	E		
21-34	F		
1-20	G		

<https://www.energyperformancecertificate.gov.uk/energyperformancecertificate/2115-2401-2484-4019-4718/printtrue>

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