



36 Wrottesley Road  
Tettenhall, WV6 8SF

peterjames  
PROPERTY

# 36 Wrottesley Road

Tettenhall – 0.3 miles

Wolverhampton – 2.1 miles

(Distances are approximate)

An enviably situated and very well-presented 4-bedroom traditional detached house in ever popular Tettenhall.

Porch

Hall

Downstairs WC

Dining room

Large Lounge with fireplace

Kitchen with dining area

Utility

Master bedroom with en-suite

Three further double bedrooms

Family bathroom and separate WC

Driveway Park

Garage

New Combi boiler installed July 2023

Ring doorbell and front camera

Nest Smart thermostat

Excellent rear garden with outdoor power-points and lighting



# 36 Wrottesley Road

Ideally located just off charming Tettenhall bustling High Street and verdant Upper Green, this excellent 4-bedroom detached house offers convenient proximity to the village's amenities and transportation links, with the A41 particularly close at hand. Several primary schools are within easy reach, supplemented by a choice of well-regarded independent options. Tettenhall College is just ten minutes' walk from the property. This delightful property boasts a very attractive, original brick exterior, with a porch leading into the welcoming hallway. Downstairs, the house comprises a substantial lounge with a remote-controlled, wood-burner style fireplace, a dining room, and a well-appointed, modern breakfast kitchen with dining area, offering doors to the garden. The kitchen is served by an invaluable utility, while upstairs, the property offers a master bedroom with en suite, three additional doubles, and a family bathroom with separate WC. Within the ample plot, driveway parking precedes the garage at the front and the property boasts a sizeable and well-kept garden at the rear.



At the front of the property, the **porch** offers internal access to the garage and a glazed door into the **hall**, which benefits from storage beneath the stairs and leads onto a **cloak store** and **separate WC**, having white fittings and stylish décor. To the right of the front door, the **dining room** is of exceptional proportions, illuminated by a large bow window at the front elevation and enhanced by a modern inset fireplace. Both the dining room and the generously proportioned **lounge**, adjacent, feature solid oak flooring, with the lounge being extended to the rear. Garden-facing windows light grey the space and the lounge boasts a charming fireplace, occupied by a wood-burning stove. At the rear of the hall, the **breakfast kitchen** is furnished with attractive cream units and dark-grey worktops, housing a double eye-level oven, a range cooker with gas hob, a dishwasher, and microwave. A sizeable island occupies the central space offering breakfast bar dining, and the kitchen has been considerably extended to the rear, providing plenty of space for a family dining table before glazed doors onto the garden. The kitchen also retains the original service bell panel above the hall door and can be accessed via double doors from the lounge. The **utility** has been fitted to complement the kitchen, having a wall cupboard to house the Baxi combi boiler, space for appliances, and a door to the covered side access path, which is fitted with additional storage shelving.

From the hall, a lovely solid oak staircase rises to a half-landing with a beautiful original coloured window. The landing is spacious with a hatch into the loft space above and the **third bedroom** on the right at the top of the stairs, a large double with sleek, modern fitted wardrobes, smart wood-effect flooring, and a sizeable bow window. Adjacent, the **master bedroom** is of excellent proportions, benefitting from comprehensive fitted storage and triple roof windows overlooking the wonderful gardens below. The good-sized **en suite** includes white fixtures with a large walk-in shower and glass enclosure, fitted storage, and matching internal shutters. The space is fully tiled and complements the property's cohesive, modern décor. At the rear of the landing the **family bathroom** boasts a white suite including a large corner bath with shower attachment. A **separate WC** is available off the landing, decorated to match, and the **second bedroom** is a fabulous extended double at the rear with garden views and fitted storage. **Bedroom four** can be found at the front of the property and provides a further double room.

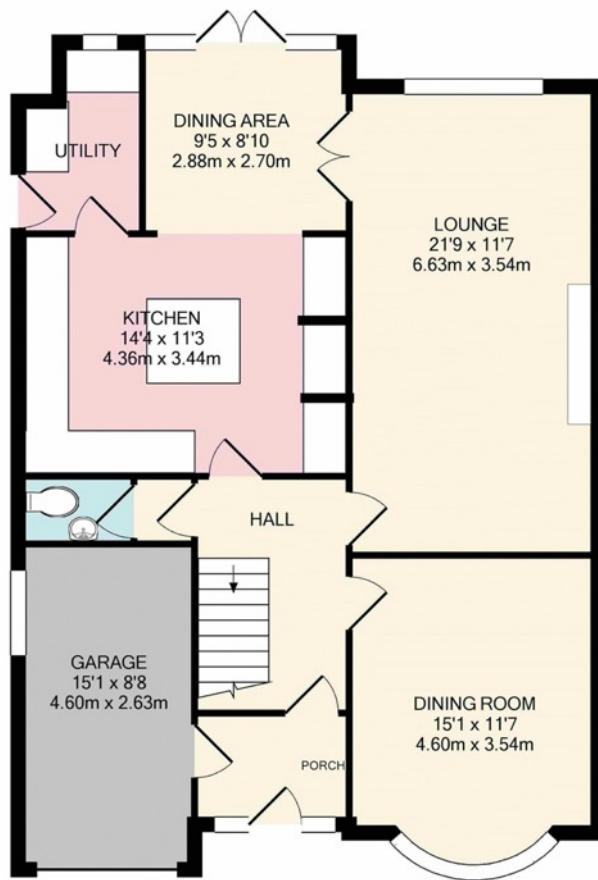
The property's attractive red-brick and tile frontage is much enhanced by pretty bow windows, with a low wall to the front perimeter, a tall evergreen, and considerable driveway parking. A white door reveals the good-sized **single garage** on the left. At the rear of the property, the garden is unexpectedly spacious with a composite deck with adjoining paved patio leading onto a neat lawn, mature planted beds, trees and shrubs and a sizeable raised porcelain paved patio at the rear with lighting and power, a shed

and further storage space are discreetly concealed behind plants and trees in the corner.

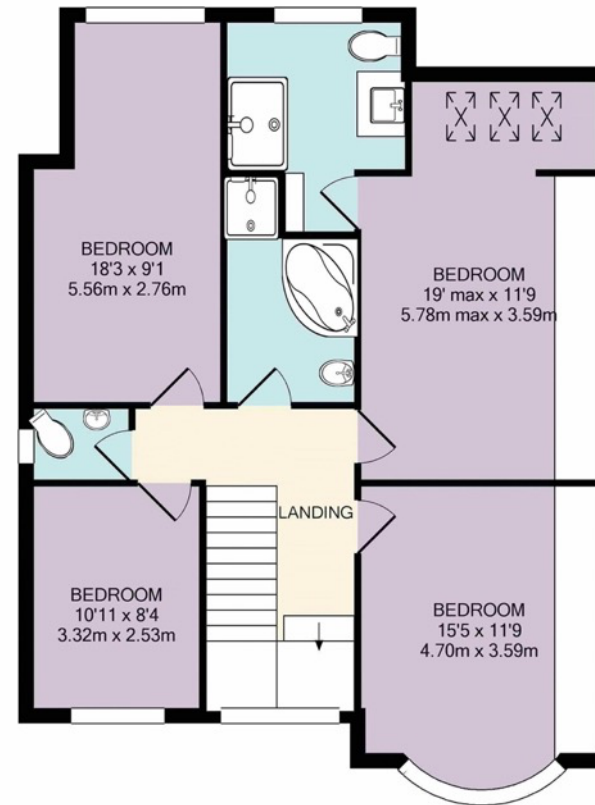
## Situation

This excellent home benefits from a desirable Tettenhall position and is located on one of the village's most attractive and popular roads. The nearby A41 serves as both a direct route into the heart of the city and a convenient link to Newport, Telford and beyond, with motorway and rail access available close at hand. Within a short walk, residents can enjoy access to a range of traditional retailers, welcoming restaurants and cosy coffee shops, in addition to banking and medical services. A very good selection of schools is also available nearby across all levels.

**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.



GROUND FLOOR  
APPROX. FLOOR  
AREA 984 SQ.FT.  
(91.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 872 SQ.FT.  
(81.0 SQ.M.)

36 WROTTESELEY ROAD  
TOTAL APPROX. FLOOR AREA 1857 SQ.FT. (172.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**EPC** - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

**Fixtures and Fittings** - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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