



24 Rupert Street  
Chapel Ash, WV3 9NS

peterjames  
PROPERTY

# 24 Rupert Street

Tettenhall – 1.2 miles

Wolverhampton – 1.3 miles

(Distances are approximate)

An exceptionally well-appointed, 3 bedroom Victorian mid-terraced house arranged over three floors with superb period character.

Hall  
Downstairs WC  
Extended kitchen  
Lounge  
Dining room  
Cellar  
Utility  
Master bedroom with en-suite  
Family bathroom  
Two further double bedrooms  
Sizeable rear garden



# 24 Rupert Street

Dating back to at least 1878, this beautifully presented, mid-terrace house exudes period character and is surrounded by other equally charming homes, on a quiet street between the bustling Tettenhall and Compton Roads. Just a short distance from the city centre, the property is ideal for accessing considerable amenities and commuter links. Rich in Victorian character, the property showcases original porch tiles and multiple cast-iron fireplaces, combined seamlessly with luxurious contemporary styling. Boasting two spacious reception rooms, a sizable cellar, utility, and a superb kitchen extension, this wonderful home enjoys three double bedrooms spread across three two upper storeys, including the top-floor master en suite. A long and well-presented garden is provided at the rear.



The property boasts an attractive porch shelter, displaying the wonderful original tiling and offering access to the **hall**, via a light blue front door. The **lounge** is located to the right at the front of the property, a spacious room demonstrating the high ceilings that characterise the ground floor of this property. Lit by an impressive bay window, the boasts a pretty cast-iron open fireplace, elegant coving, and timber shelving framing the chimney breast. To the rear of the hall, the **dining room** is generously proportioned with tiled flooring, a similarly charming open fireplace, and a window overlooking the garden. From here, a door conceals the **cellar** steps, leading to an ample space below the property. The long **kitchen** is situated within a modern extension at the rear of the property, and is of a good size, furnished with very stylish slate-grey units and white marble-style worktops, housing an integrated double oven, double Belfast sink, and induction hob. A door conceals the **downstairs WC** before the useful **utility** at the rear, styled to match the kitchen with a door to the garden.

Stairs rise from the right of the hall to the landing, where the excellent **second bedroom** is located on the right at the top of the stairs, a generous double room at the front of the property. A pretty period open fireplace adds character to this room, having a charming patterned tiled hearth. The **third bedroom**, across the landing, features a similar fireplace with gorgeous period tiles, and is a smaller double with a large garden-facing window. Adjacent, the spacious **family bathroom** is tiled in white with wood-effect laminate flooring and a white suite, including a P-shaped panel bath with shower over. From the landing, stairs continue toward the second floor where a door reveals the **master bedroom**. The room is lit by a large roof window and includes a contemporary **en suite**, benefitting from a walk-in shower.

The property's elegant Victorian frontage sits behind a low wall, while the rear garden is of a very good size with an ample lawn, a substantial patio at the end of the plot, and planted borders, all enclosed by timber fencing.

## Situation

Ideally positioned on a residential street between the Tettenhall and Compton roads, this property is within a short walk of a range of amenities and services throughout Chapel Ash. The property is exceptionally convenient for the city centre and for public transport, with bus links available nearby and rail connections at Wolverhampton station. The nearby A41 facilitates easy commuting to Telford, Shrewsbury and Newport. Within walking distance, a range of schools are provided for all levels, including St Judes' Primary, Wolverhampton Grammar School, and Wolverhampton Girl's High School.

**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



## 24 Rupert Street

Wolverhampton

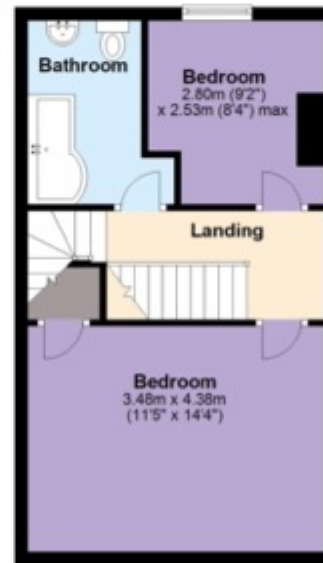
HOUSE: 107.1 sq.m 1153 sq.ft.

BASEMENT: 14.9 sq.m 160 sq.ft.

**TOTAL: 122.0 sq.m 1313 sq.ft.**

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE.  
DOORS, WINDOWS AND OTHER FURNITURE ARE FOR ILLUSTRATION  
ONLY, SIZE AND LOCATION APPROXIMATE.

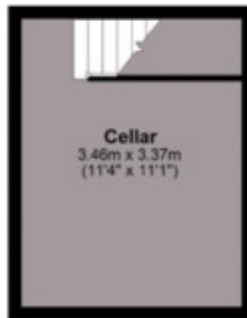
### First Floor



### Second Floor



### Basement



**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.

**peterjames**  
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