



Claregate House, 1 Lothians Road, Tettenhall

An Outstanding Example Of A Comfortable Family Home. This Individually Designed Four Bedroom Three Bathroom Detached House Boasts A Blend Of Period Characteristic With Modern Features Throughout. Standing In A Large Plot Of Just Over Quarter Of An Acre!

Claregate House, 1 Lothians Road, Tettenhall, Wolverhampton, WV6 9PN

Asking Price: £695,000

Tenure: Freehold

Council Tax: Band G - Wolverhampton

EPC Rating: D (65) No: 9526-3062-1205-9586-3204

Total Floor Area: 2,225.5sq feet (206.8sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

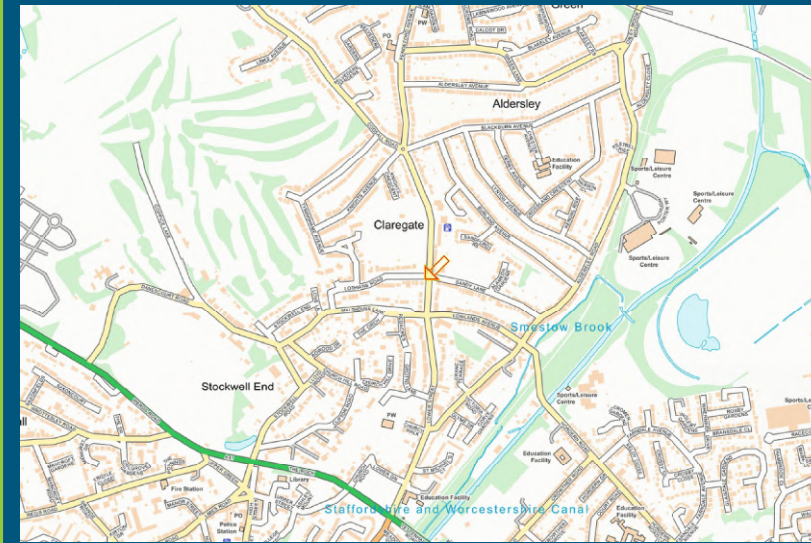
Mobile: Ofcom checker shows four main providers have likely coverage indoor and good coverage outdoor.

Lothians Road has always been regarded as one of the most desired locations in Tettenhall and No 1 certainly lives up to this impression. Overlooking the grounds of Claregate Park, Claregate House is without doubt one of the most exclusive examples of a distinctive and desirable detached house, currently listed on the local market.

Thoughtfully restyled in recent years to retain the charm & appeal of a period property whilst creating a most attractive & comforting interior, the well-designed accommodation has been intended to utilise the maximum space whilst offering a versatile layout. Just some of the impressive features include fresh décor & numerous wood panelled walls, new quality carpets & flooring, updated central heating system, luxury bathrooms, bespoke fitted bedroom & study furniture, heritage style triple glazed windows throughout and a stunning fully stocked surrounding garden.

Constructed to a spacious and grand design in approx. 1930, this excellent example of a well-planned house is a superb opportunity for buyers requiring an exclusive home to accommodate a large family. At approx. 2,225.5sq feet and set well back from the road via an elevated position, the accommodation includes reception hall with stairs to first floor & cloaks cupboard, sophisticated home office (or sitting room), guest cloakroom and two large receptions rooms, both having feature fireplaces. The kitchen is fitted with a solid wood suite with Range double cooker and open archways lead to the breakfast room and utility. On the first floor, the galleried landing leads to four double bedrooms with two having fitted wardrobes & ensuite shower rooms. The family bathroom is also fitted with a well appointed white suite and provides access to the attic space which could be converted to create further bedroom & bathroom accommodation if required (Subject to Planning Permission). At the front of the house is an elevated 'In & Out' driveway providing ample off road parking and leads to the double detached garage. The garden further compliments Claregate House, having been sympathetically landscaped to create a stunning setting, an excellent outdoor space, perfect for hosting summer garden parties!

Within easy distance of the local facilities in both Bilbrook & Tettenhall Village, the area is also served well with Schools in both sectors and not to mention having the benefit of Bilbrook train station only minutes away. Lothians Road is also only three miles from the M54 motorway and therefore ideal for commuting to principal towns. Perfect for buyers requiring a quality family home, ready to just move into, internal inspection is highly recommended to realise this is one of the finest illustrations of its type currently listed on the market!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Hall: A brick gothic arch with restored original door with triple glazed leaded stained glass windows, radiator, ornamental wood panelled walls, wall light points, triple glazed leaded window to front and stairs to first floor with cloaks cupboard below. **Guest Cloakroom: 8'10" (2.70m) x 5'1" (1.54m)** Fitted with a white WC & pedestal wash hand basin, period style radiator, part panelled walls, patterned ceramic tiled flooring and triple glazed opaque leaded window to side.

Home Office/ Sitting Room: 10'4" (3.16m) x 9ft (2.74m)

Incorporating a custom made office suite including full height book case with base cupboards & desk unit, radiator, coved ceiling and triple glazed leaded windows to front & side.

Dining Room: 17'5" (5.31m) x 12'8" (3.86m)

Feature exposed briquette chimney & fireplace with wood burning stove, tiled hearth, inset timbering & bespoke cupboard over, radiator, ceiling beams & rafters, ornamental wood panelled wall with built in window seating and triple glazed leaded picture window to front.

Living Room: 18'10" (5.74m) x 12'8" (3.86m)

Open fire with black surround, ceramic tiled hearth & electric log burner style stove, radiator, Karndean flooring and triple glazed leaded windows to side & rear with matching French doors to garden.

Kitchen: 10'10" (3.31m) x 10'8" (3.19m)

Featuring a bespoke solid wood matching suite of units comprising a range of base cupboards, drawers & suspended wall cupboards, butchers block wood worktops including breakfast bar, white ceramic Belfast sink unit with granite splashbacks, double width range cooker with Rangemaster extractor hood over, plumbing for dishwasher, radiator, tiled flooring and triple glazed leaded windows to rear. Open archways lead to the **Breakfast Room: 13'11" (4.25m) x 7ft (2.14m)** Radiator, tiled flooring, triple glazed leaded window to rear and composite opaque stable door to side courtyard. **Utility: 9'1" (2.77m) x 4'3" (1.29m)** Wall mounted gas fired central heating boiler, plumbing for washing machine, shelving, tiled effect flooring and triple glazed leaded window to side.

First Floor Galleried Landing With Seating Area: Radiator, panelled walls and triple glazed leaded window to front.

Bedroom One: 16'8" (5.09m) x 12'2" (3.71m)

Having an extensive suite of Hammonds bedroom furniture including a range of wardrobes, overhead stores, cupboards, drawers & dressing table, white period style radiator, triple glazed leaded window to side with matching bay window to rear. **Ensuite:** Fitted with a heritage style white suite comprising corner shower with chrome rainfall overhead shower & handheld spray, low level WC, pedestal wash hand basin, chrome heated ladder towel rail, mirrored wall cabinet, recessed ceiling spot lights, extractor fan, LVT flooring and triple glazed opaque leaded window to side.

Bedroom Two: 17'6" (5.33m) x 12'2" (3.71m)

Built in furniture including twin double wardrobes, single wardrobe, overhead stores, drawers & dressing table, radiator, recessed ceiling spot lights and triple glazed leaded window to front. **Ensuite:** Fitted with a smart white suite comprising corner shower with chrome handheld spray, full width vanity unit with storage & recessed WC, chrome heated towel rail, tiled walls, recessed ceiling spot lights, extractor fan and LVT flooring.

Bedroom Three: 12'7" (3.83m) x 6'7" (2.00m)

Radiator, coved ceiling and triple glazed leaded window to rear.

Bedroom Four: 13'5" (4.08m) x 9'6" (2.89m)

Radiator, coved ceiling and triple glazed leaded window to front.

Bathroom: 14'1" (4.38m) x 6'11" (2.11m)

Fitted with a well appointed white suite comprising tiled bath with chrome fittings including handheld shower spray, double shower with chrome handheld shower spray, vanity unit with storage & recessed WC, white period radiator with heated towel rail, additional chrome heated towel rail, tiled walls, recessed ceiling spot lights, extractor fan, tiled effect LVT flooring and triple glazed leaded windows to rear & side. A loft hatch with pull down folding ladder leads to the **Attic Space:** Hot water system, mainly boarded and lighting.

An imprinted concrete dual entry carriage driveway provides ample parking for several cars and leads to the **Detached Double Garage: 17'10" (5.44m) x 15'11" (4.84m)** Remote controlled automatic 'up & over' garage door, power, lighting, storage into roof space and composite door to courtyard.

Rear Garden: As Claregate House stands in a generous plot of just over a quarter of an acre, the south facing rear garden has been landscaped to provide a colourful & beautiful setting with shaped lawns, flowering boards & islands with a variety of shrubs & trees, surrounding fencing and steps lead to the raised patio area. There is also a courtyard at side providing gated access to the front & garage.

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.







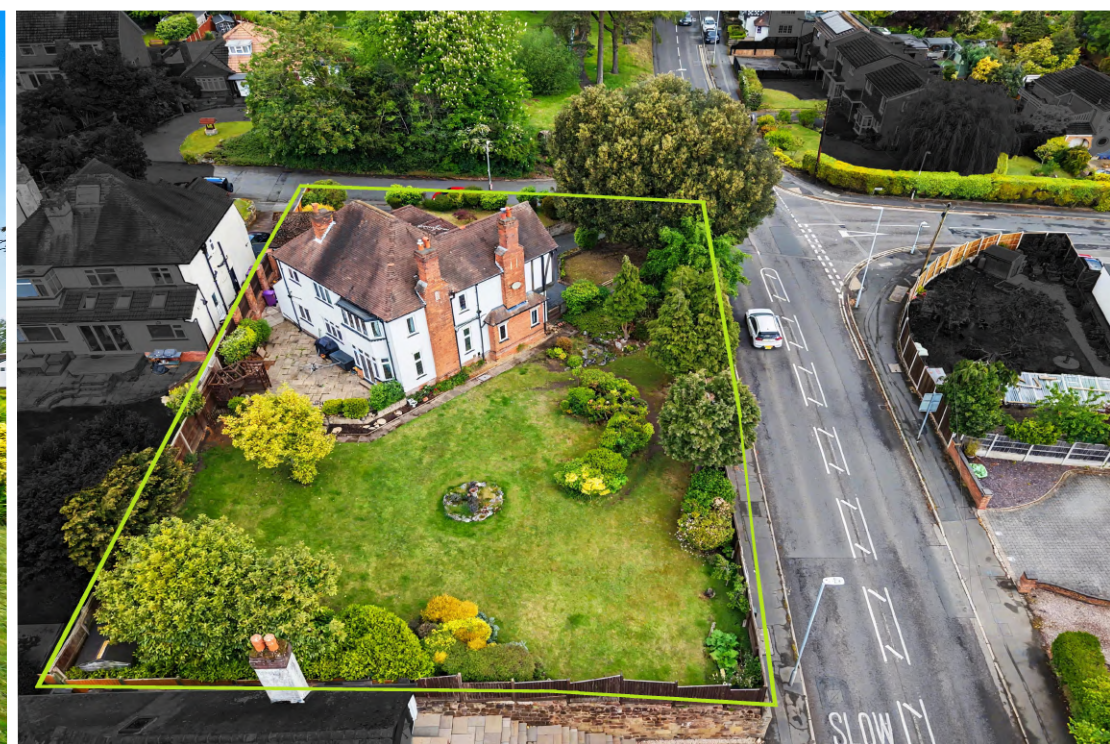








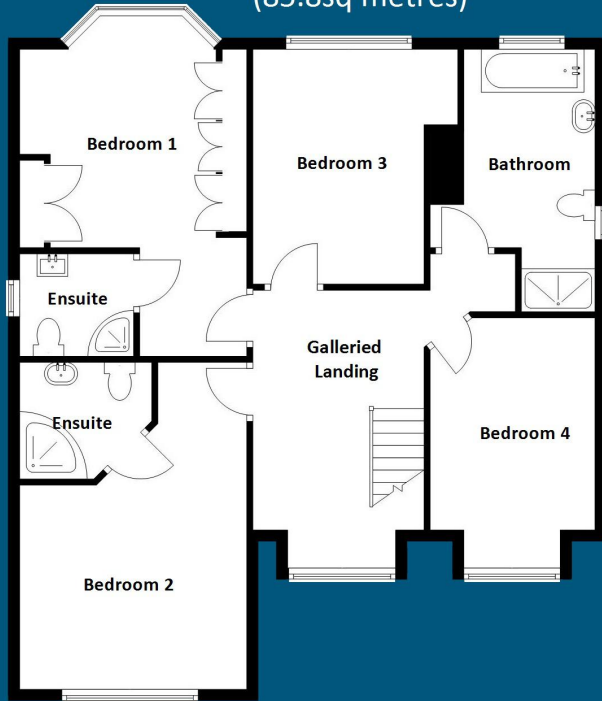






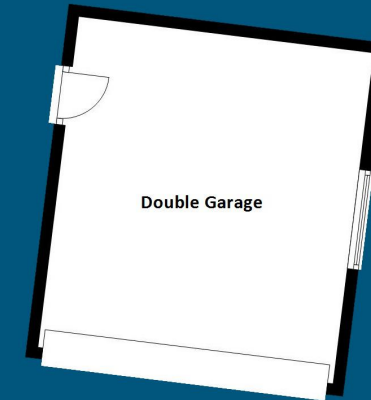
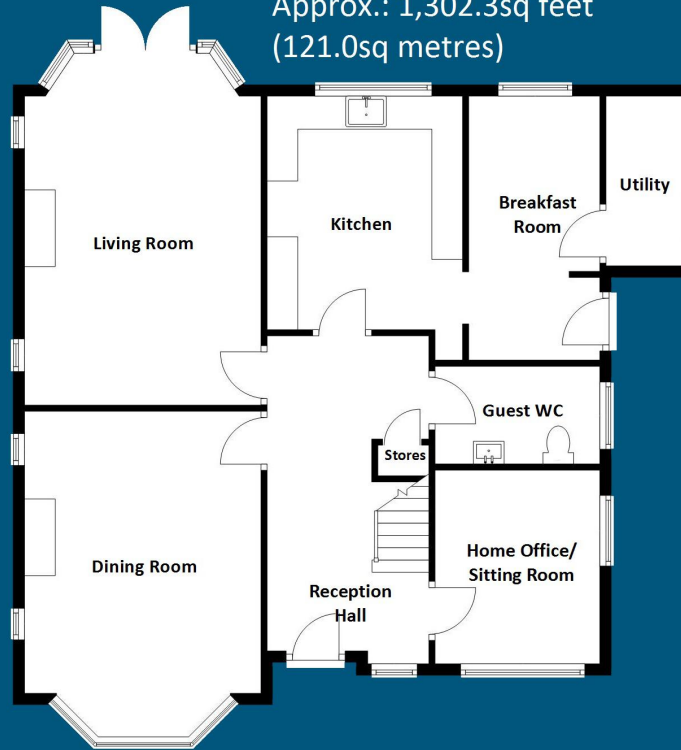
First Floor

Approx.: 923.2sq feet
(85.8sq metres)



Ground Floor

Approx.: 1,302.3sq feet
(121.0sq metres)



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Total Floor Area: 2,225.5sq feet (206.8sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate

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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