



61A Wrottesley Road
Tettenhall WV6 8SG

peterjames
PROPERTY

61A Wrottesley Road

Tettenhall – 0.5 miles

Wolverhampton – 2.8 miles

(Distances are approximate)

An Immaculately Presented, Five Bedroom Detached Property with a One Bedroom Detached Annexe Approached via a Private, Electrically Operated Gated Driveway Located within one of the Most Desirable Roads within Tettenhall

61A Wrottesley Road enjoys an enviable position within one of Tettenhall's most sought-after residential locations, just a short distance from the picturesque Tettenhall Upper Green and its excellent selection of independent cafés, restaurants, boutique shops and everyday conveniences. Residents also benefit from easy access to premium leisure facilities, including the highly regarded Hamiltons fitness club, renowned for its state-of-the-art gym and personal training facilities, together with South Staffordshire Golf Club and Wolverhampton Cricket Club, making the area particularly appealing to those seeking an active lifestyle.

The property is exceptionally well placed for an excellent choice of both state and independent schools. Well-regarded local primary schools include Woodthorne Primary School, Christ Church C of E Junior School and St Michael's C of E Primary Academy, while highly regarded secondary options include St Edmund's Catholic Academy and Wolverhampton Girls' High School. For families considering private education, the prestigious Tettenhall College and Wolverhampton Grammar School are both within easy reach, with Newbridge Preparatory School providing an excellent independent primary option. This outstanding selection of educational establishments makes the area particularly attractive for families.



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*Open Reception Hallway with Stunning Oak Staircase and Wooden Flooring * 20ft Length Lounge with Exposed Brick Fireplace, Dual Fuel Log Burner and French Doors opening onto the Rear Garden Patio * Additional Dining Room also Benefitting from French Doors creating an Ideal Summer Entertainment Space * Traditional Style Kitchen Dining Room with Flagstone Flooring, Integrated Dishwasher, Extractor and External Access to the Side Garden * Laundry / Utility Room Accessed via Kitchen * Downstairs W/C * Two Further Study / Office Rooms – Ideal for Home Working and Offers a Diverse Range of Uses * Underfloor Heating Fitted Throughout the Ground Floor * Double Integral Garage * Generously Sized Principle Bedroom with Built-In Wardrobes and En-Suite with Walk-In Shower and Exposed Feature Beams * Four Further Double Bedrooms – All Fitted with Built-In Wardrobes – One Featuring a En-Suite Shower Room – One Featuring Striking Sky Lights * Modern Family Bathroom with Stand Alone Bath and Walk-In Shower * Expansive Galleried Landing also Featuring Exposed Feature Beams * One Bedroom Detached Annexe Offers a Range of Development Potential Subject to Planning Permission * Modern Kitchen / Dining Room with Integrated Oven, Hob and Extractor * Double Bedroom Benefitting from French Doors to the Outside Decking Area * Modern Wet Room * Underfloor Heating Throughout the Annexe * Magnificently Maintained, Private South Facing Garden * Substantial Rear Patio Area * Further Patio Area with Pergola * Additional Side Garden * Charming Garden Room * Secure Gated Entrance with Extensive Driveway with Ample Parking * House Circa 3,370 Sq.Ft * Annexe Circa 450 Sq.Ft *





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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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HOUSE 313.5 sq.m 3,374 sq.ft.

ANNEXE 42.1 sq.m 453 sq.ft.

TOTAL 355.6 sq.m 3,828 sq.ft.

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

Ground Floor



First Floor



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