



Flat 4 Wolverley House

Wolverley Village, DY11 5XE

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

An outstanding ground floor apartment located in the most magnificent and elegant of country homes. This is a fantastic chance to purchase a special property which has been fastidiously refurbished by the current owners to a high standard throughout.

- Elegant and newly renovated two-bedroom ground floor flat, set within a striking Georgian building.
- Spacious reception room with large sash windows and feature fireplace.
- Compact contemporary kitchen with views over shared gardens and courtyard.
- Generous private garden exclusively for the apartment backing onto mature woodland
- The property comes with two garages and a large vaulted cellar underneath the main living room of the property.
- Situated in the picturesque village of Wolverley with excellent transport links.

The property benefits from a newly extended long lease of 950 years which is set to run until 2974. There are service charges of £2,100 per annum which include buildings insurance, building repairs and general maintenance of the shared areas. The freehold of the whole building is owned and shared by the 10 apartment owners collectively.

807 sq ft (74.9 sq m)





The living room

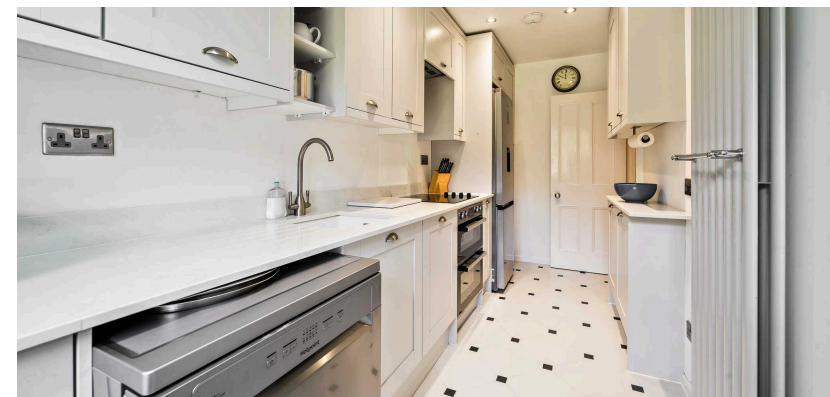
At the heart of this fantastic apartment is a hugely impressive living room which is incredibly spacious and floods with light from two sash windows. These tall period windows have marbled topped sills with useful storage beneath and afford wonderfully leafy views across neighbouring paddocks. Period features abound throughout this room, including a fireplace with marble surround and carved mantelpiece in addition to coving, ceiling rose and two delightful colannades.





The kitchen

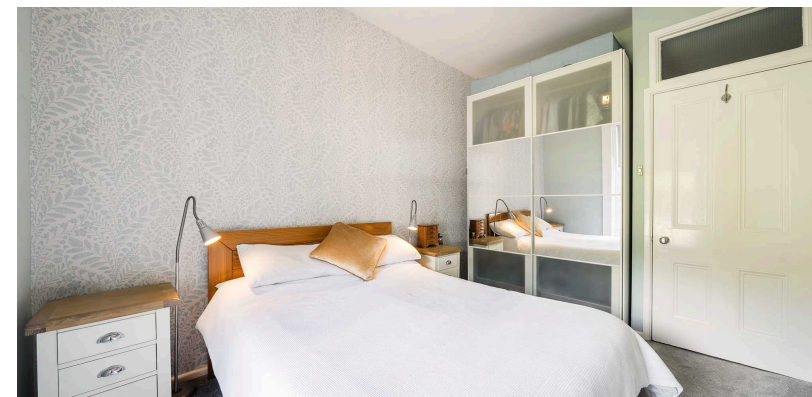
The thoughtfully designed kitchen has been beautifully refitted by the current owners and makes excellent use of the available space, featuring light dove grey shaker style units complemented by white quartz worksurfaces. Fitted appliances include an oven and hob with extractor above. A stylish designer radiator and downlighters add a contemporary finish, while a charming window seat provides the perfect place to enjoy the pleasant outlook across the rear grounds.





Bedroom one

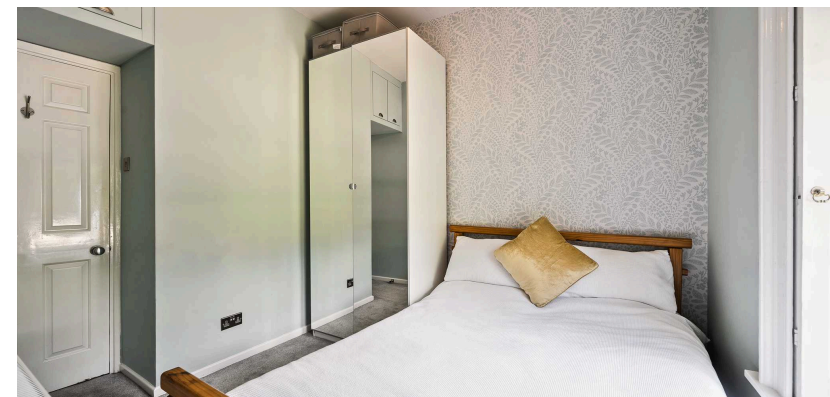
The principal bedroom is bright and inviting, featuring a standalone wardrobe to keep the room both practical and uncluttered. A large window allows plenty of natural light to flood in, creating a welcoming and restful atmosphere.





Bedroom two

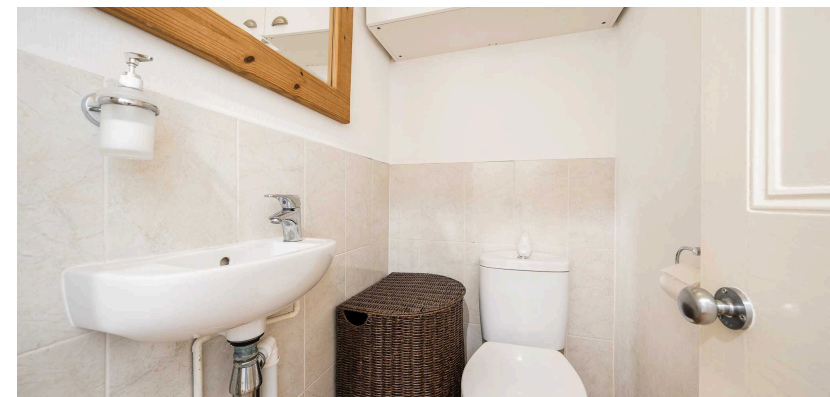
Bedroom two is an adaptable space with views towards the rear of the property. A standalone wardrobe provides excellent practicality, while its versatile layout lends itself equally well to use as a guest bedroom or study.





The bathroom & cloakroom

The bathroom is appointed with a modern suite, featuring a walk-in shower with a marble-effect surround. A stylish vanity unit, bluetooth mirror and chrome heated towel rail add to the room's practical yet sophisticated finish. The flat also benefits from a cloakroom near the entrance for added convenience or for guests.





The entrance hall

This apartment is accessed through the wonderful hallway of the main building which features a secure doorway and is centred around a stunning period staircase. Then once through the front door of the apartment you enter a useful hallway with doors leading to the living room, utility room and cloakroom/WC.



The garages

The apartment benefits from allocated parking for two vehicles directly outside the main entrance, together with an additional visitors' parking space. A particular advantage is the pair of adjoining single garages, positioned within a courtyard to the left of the building and directly bordering the private garden. In addition to providing excellent parking and storage, one of the garages offers exciting potential for conversion into a garden room, bar or hobby space, subject to any necessary consents.



The private garden

A particular feature of the apartment is its generous private garden, a rarity for a property of this type. Situated beyond the garages, this secluded outdoor space enjoys a peaceful setting with a mature wooded glade beyond the boundary, creating an attractive backdrop and a wonderful sense of privacy. Predominantly laid to lawn and enclosed by fencing, it provides an ideal setting for entertaining, al fresco dining or simply relaxing outdoors.



Location

Wolverley House is a grand Grade II listed building situated at the end of a long sweeping driveway right in the heart of this delightful Worcestershire village.

Nestled amidst scenic countryside, it offers a tranquil lifestyle while being conveniently close to Kidderminster.

The village boasts local amenities including cosy pubs, a village shop and excellent schools such as Wolverley CofE Secondary School.

Outdoor enthusiasts will appreciate the beautiful walking trails along the Staffordshire and Worcestershire Canal and the nearby Kinver Edge. With its blend of rural charm and modern conveniences, Wolverley is an idyllic place to call home.

Services

The apartment benefits from all mains services including a gas fired central heating system.

Council Tax

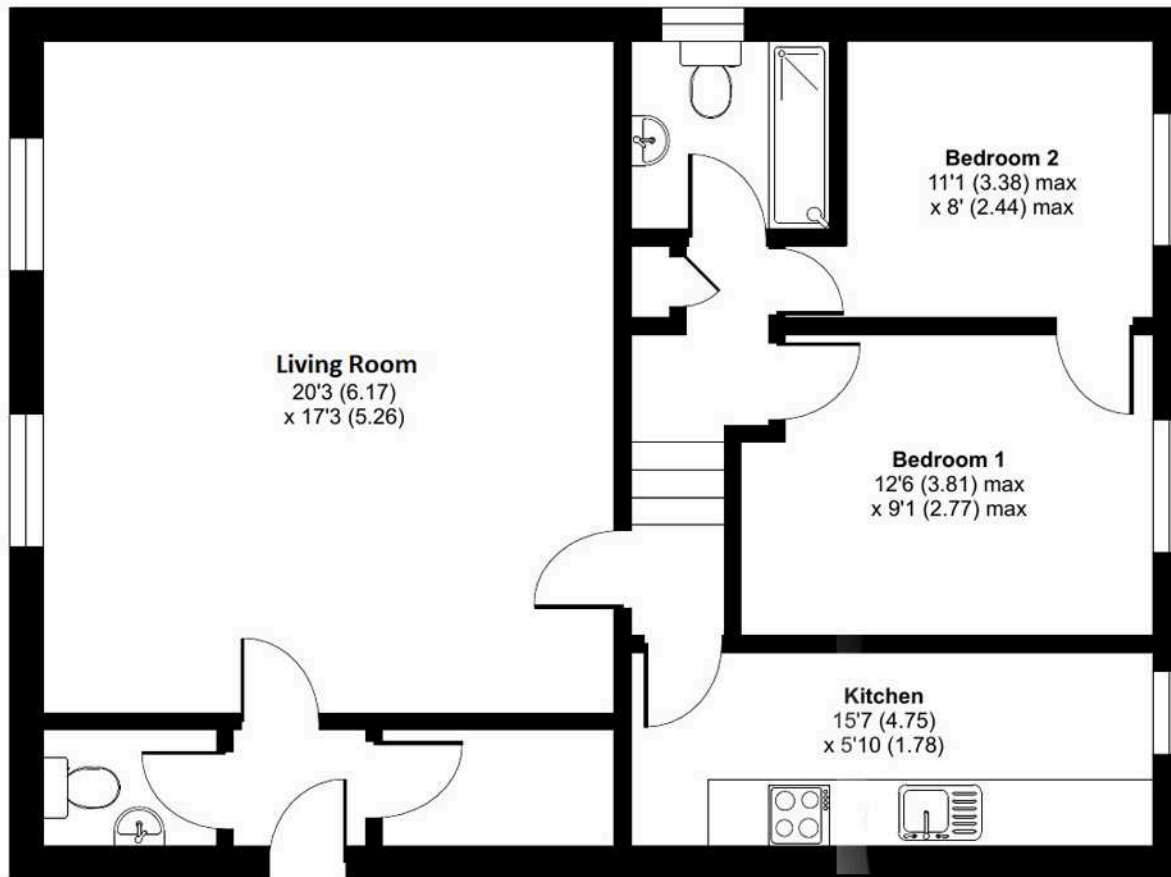
This property is a council tax **band D**



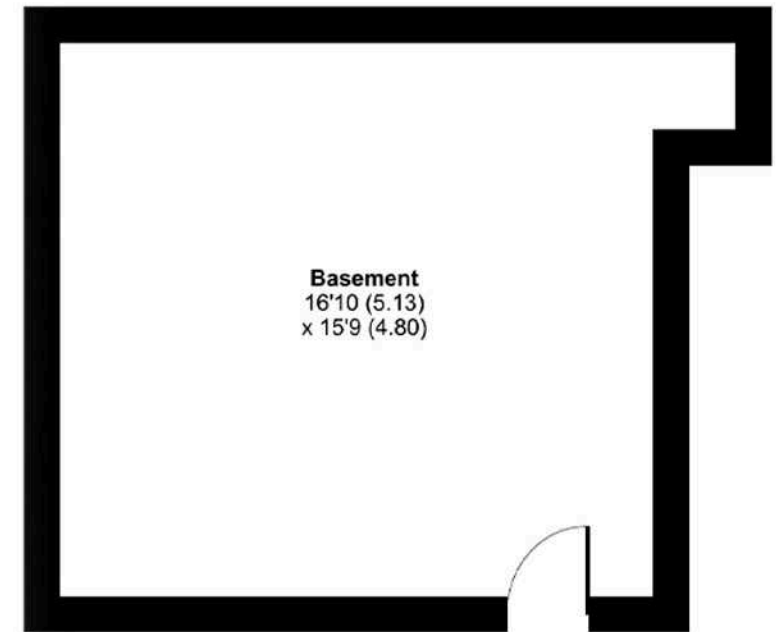
Wolverley Village, Wolverley, Kidderminster, DY11

Approximate Area = 807 sq ft / 74.9 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



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