



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.

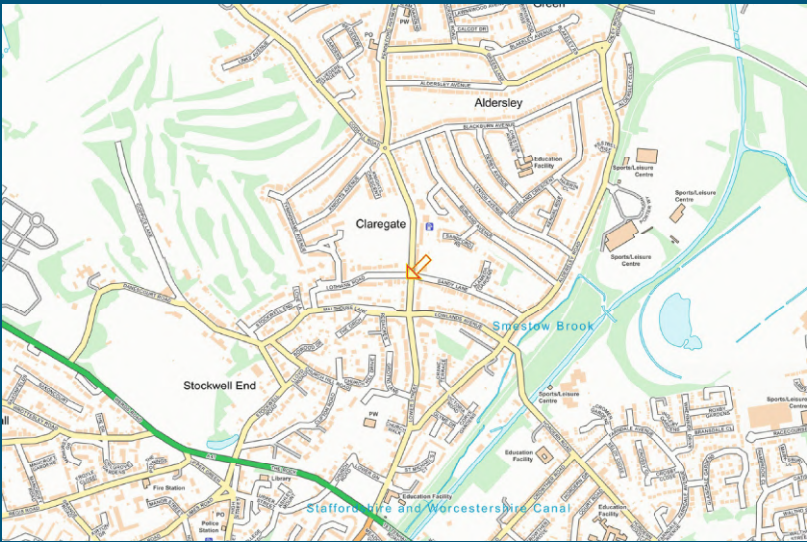
Occupying one of Tettenhall’s most prestigious addresses, Claregate House stands proudly on Lothians Road, enjoying elevated views across the beautiful grounds of Claregate Park. No.1 is widely regarded as one of the area’s most exclusive detached homes — a distinctive 1930s residence that perfectly balances timeless character with exceptional modern comfort.

This beautifully presented home offers an impressive blend of style, comfort and long-term reassurance, having just received a brand-new, professionally installed roof — a major upgrade that gives buyers complete confidence from day one. Thoughtfully restyled in recent years, the interior retains the charm and appeal of a period property while introducing a warm, refined and versatile layout. Fresh décor, numerous wood-panelled feature walls, new quality carpets and flooring, luxury bathrooms, bespoke fitted bedroom and study furniture, heritage-style triple-glazed windows and an updated central heating system all contribute to the home’s outstanding finish. The surrounding gardens, fully stocked and beautifully landscaped, further enhance the sense of quality and tranquillity.

Extending to approx. 2,225 sq ft and set well back from the road in an elevated position, the accommodation includes a welcoming reception hall with cloaks cupboard, a sophisticated home office (or sitting room), guest cloakroom and two elegant reception rooms, each with feature fireplaces. The solid wood kitchen with Range cooker flows effortlessly into the breakfast room and utility via open archways, creating an ideal everyday living space. The galleried landing leads to four generous double bedrooms, two with fitted wardrobes and luxury ensuite shower rooms. A well-appointed family bathroom completes the first floor, with access to a large attic offering excellent potential for further conversion (STPP) to create additional bedroom and bathroom accommodation. Externally, the elevated ‘In & Out’ driveway provides ample off-road parking and leads to a double detached garage. The stunning rear garden offers an exceptional outdoor setting — perfect for summer entertaining and garden parties.

Lothians Road delivers that rare mix of prestige, peace and everyday convenience that buyers in Tettenhall chase. This smart, tree-lined address sits opposite Claregate Park and a short stroll from Tettenhall Green, giving you instant access to boutique cafés, independent shops and the village’s vibrant community feel. Homes here enjoy a calm, residential setting with excellent school catchments, swift access to the M54 for commuters and a genuinely premium neighbourhood atmosphere. It’s a location that feels exclusive, connected and effortlessly desirable!

A rare opportunity to acquire a premium family home of distinction, beautifully presented, upgraded for long-term peace of mind, and ready to move straight into. Internal viewing is essential to appreciate the quality and exclusivity Claregate House offers.



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.







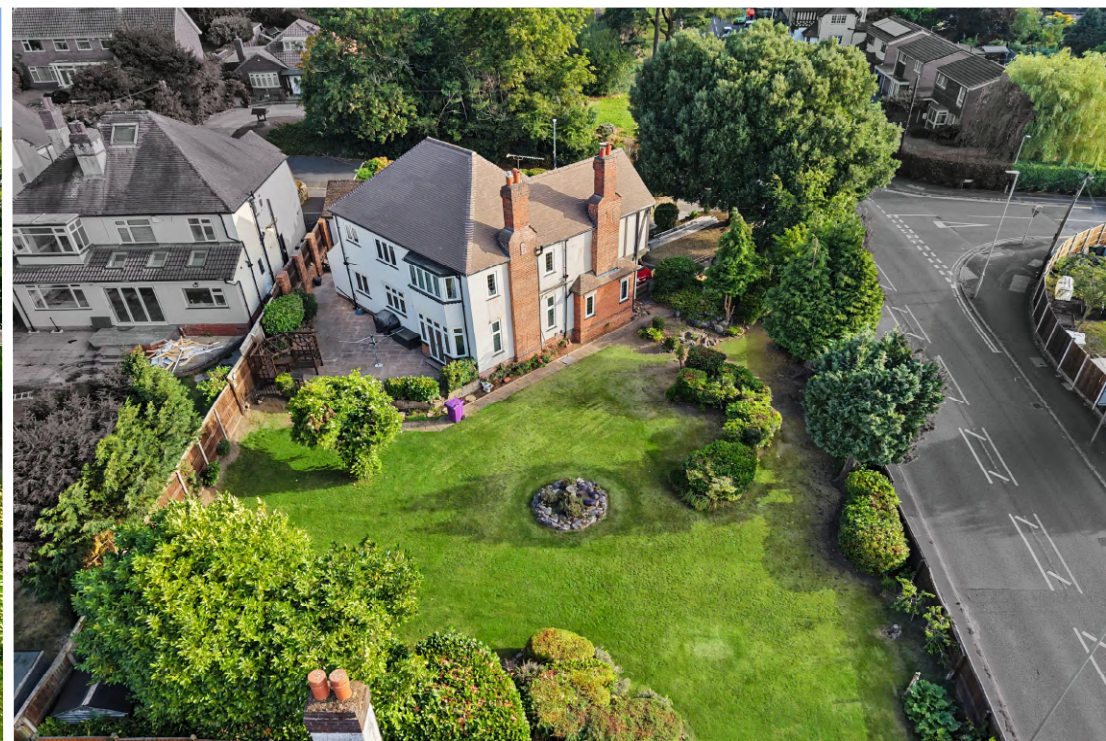








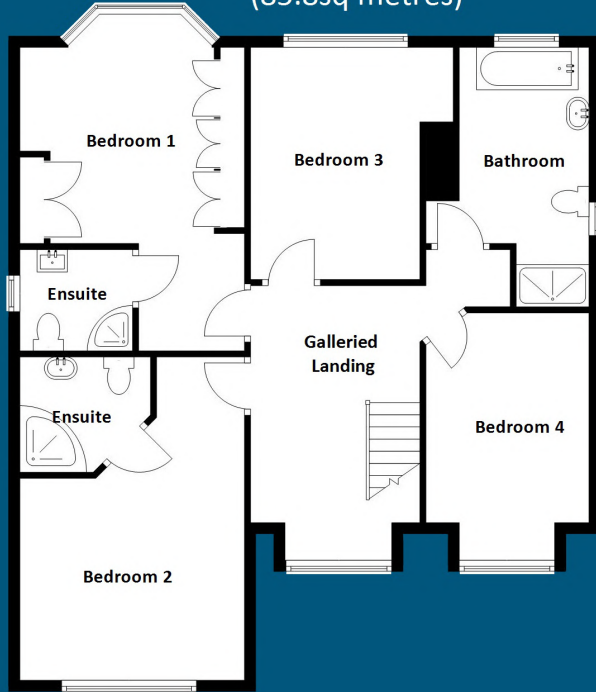






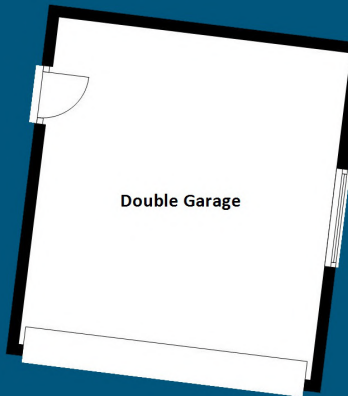
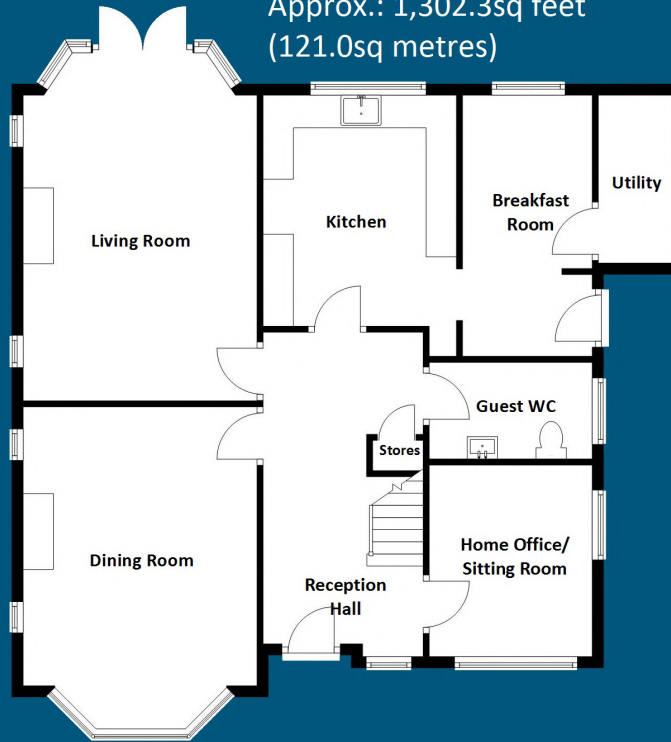
First Floor

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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