Building Plot at College Road, Tettenhall, Wolverhampton, WV6 8QE

BERRIMAN
EATON

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A rare building plot of just over a quarter of an acre in a prime location, with planning permission granted, for one detached residence.

LOCATION

The plot has a long frontage of approximately 165 foot to College Road immediately below the adjacent property known as The Old House which was previously the Headmaster's House. College Road runs from close to the main entrance to Tettenhall College on the right angle bend in Wood Road and continues down the hill eventually joining Old Hill with vehicular access to the plot coming from the Old Hill approach only. It is within convenient access of the wide range of shopping amenities in the centre of Tettenhall, the open spaces of the Upper Green and within easy reach of the City Centre itself.

DESCRIPTION

The site comprises a plot standing in the Tettenhall Greens Conservation Area. The plot bounded by the footpath and steps which lead from College Road down to Woodfield Heights. It has a profusion of trees and because of its sloping nature it is ideal to create a residence of considerable character.

The site has an area of just over 0.2 of an acre and the proposed property has a gross internal floor area of approximately 1785 square feet.

ACCOMMODATION

The accommodation of the proposed property will include:

Ground floor:
Hall
Cloakroom
Lounge
Open plan kitchen / dining / living room
First floor:
Landing
Bedroom one with large en-suite bathroom and walk in wardrobe
Bedroom two with en-suite shower room
Bedroom three
House bathroom

OUTSIDE

Drive, gardens, integral garage

NB all measurements are taken from plan and may vary

PLANNING PERMISSION

Planning permission was granted by the City of Wolverhampton Council for the erection of a detached residence
Ref: 22/00803/FUL
Dated: 4th February 2025
A copy can be inspected at the Agent's Office in Tettenhall
The planning permission relates to the area coloured blue on the plan
Listed Building consent has also been granted for the formation of structural openings in the existing Listed brick boundary wall on College Road to provide vehicular and pedestrian access.
Ref: 23/01343/LBC
Dated 4th February 2025

SERVICES

Services tbc
COUNCIL TAX BAND tbc - Wolverhampton
POSSESSION Vacant possession will be given on completion.

VIEWING

All appointments must be made through the Tettenhall Office. No access will be available without a prior appointment.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

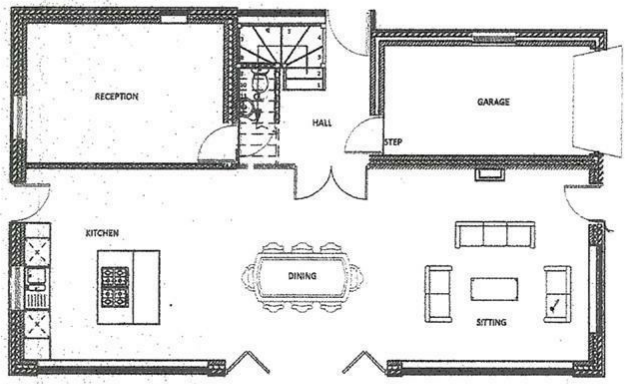
Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

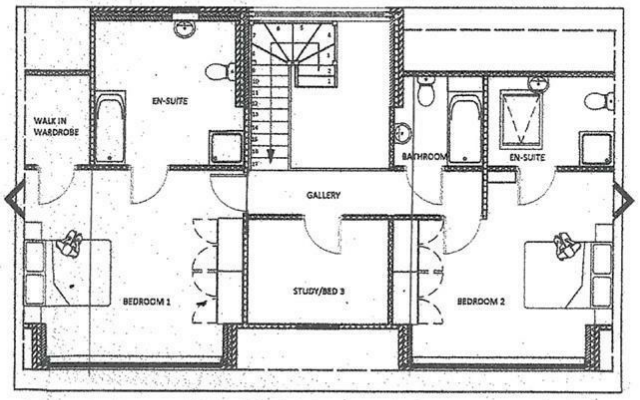
Offers Around
£250,000

EPC:

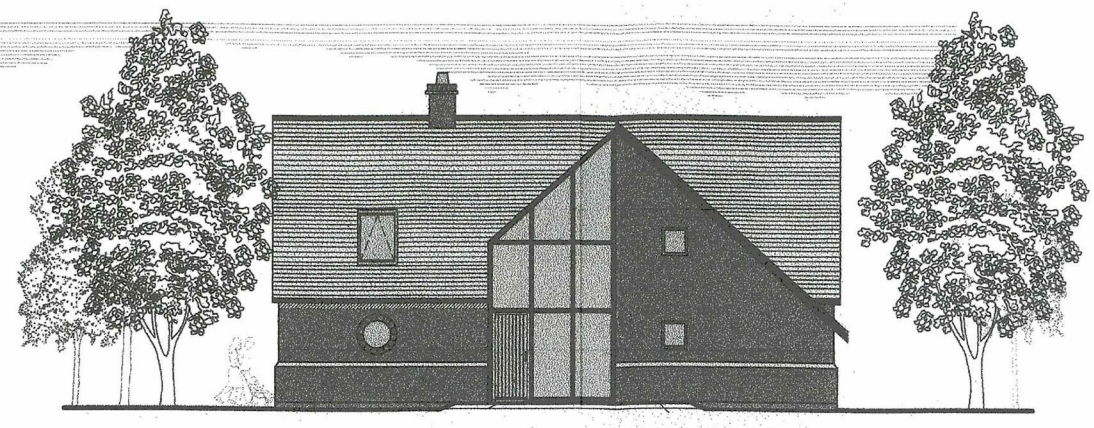
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



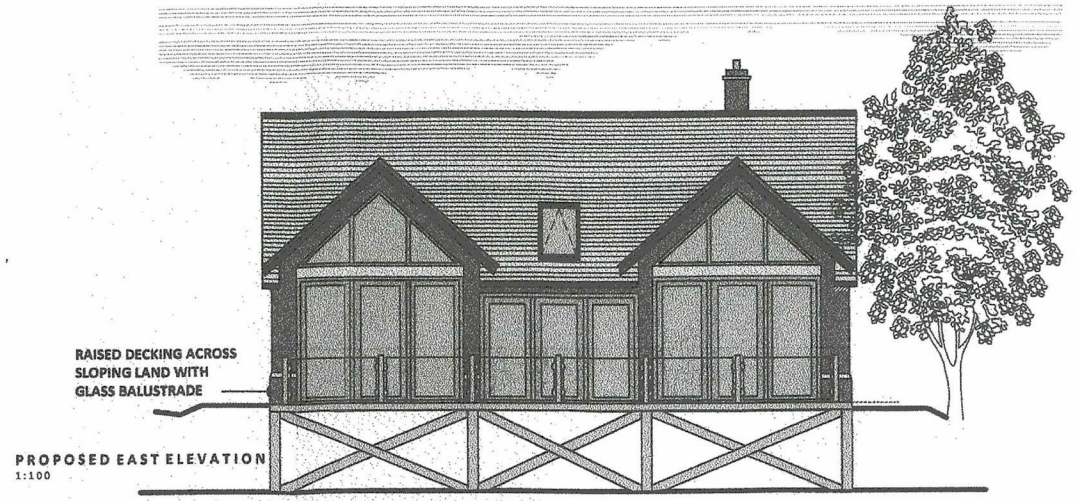
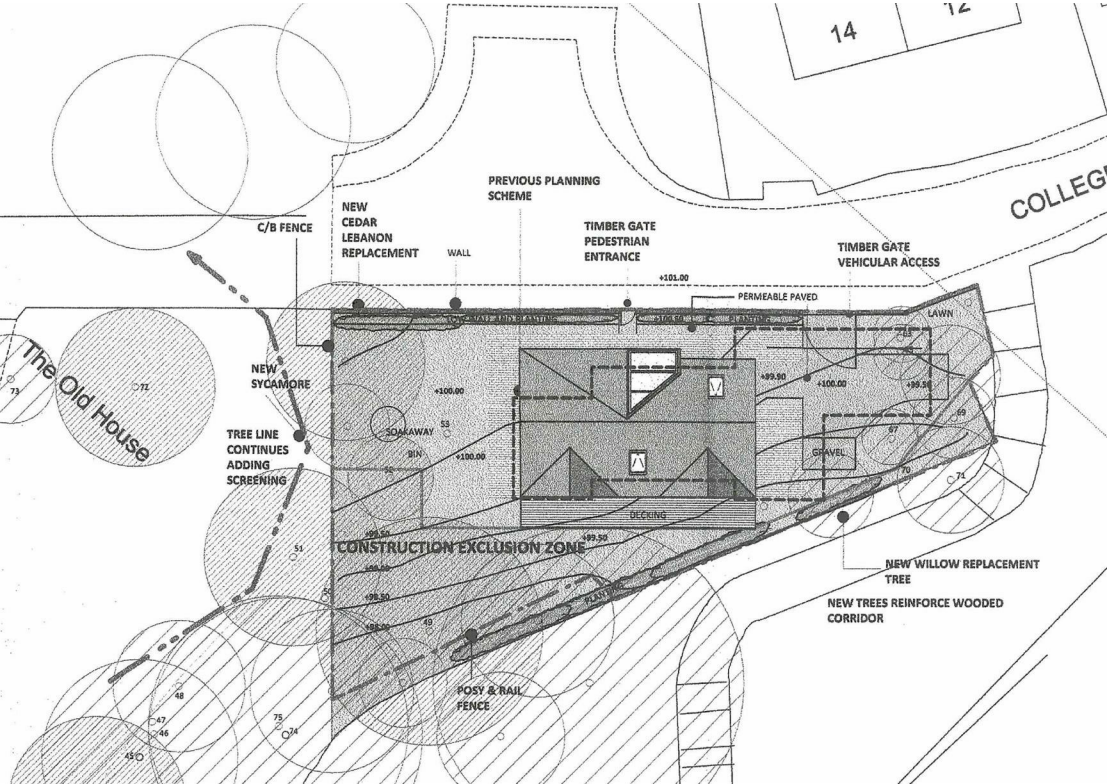
PROPOSED GROUND FLOOR PLAN
1:100



PROPOSED FIRST FLOOR PLAN
1:100



PROPOSED WEST ELEVATION
1:100



PROPOSED EAST ELEVATION
1:100