



17 Lothians Road, Tettenhall, Wolverhampton, WV6 9PN

BERRIMAN
EATON

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A detached family residence located in one of the most desirable and exclusive areas of the Wolverhampton conurbation, conveniently positioned for both Tettenhall Village Centre and Wolverhampton City Centre, and benefiting from excellent nearby schooling.

LOCATION

Lothians Road is located on the outskirts of Stockwell End. The picturesque open spaces of the Upper Green are within easy walking distance as is the full range of everyday shopping facilities provided by the fashionable Tettenhall village, whilst the more extensive amenities afforded by the City Centre are within easy reach. Tettenhall village provides a full complement of local facilities and there is extremely easy access to the extensive amenities afforded by the City Centre itself. Furthermore, the area is well served by schooling in both sectors with Tettenhall College, Wolverhampton Grammar School, The Girls High School and St Dominics Grammar School in Brewwood being particularly worthy of note.

DESCRIPTION

17 Lothians Road is a substantial family home providing extensive and versatile living accommodation over two storeys in one of the most sought after addresses within the area. There are three well-proportioned reception rooms to the ground floor making the accommodation ideal for modern lifestyles together with four good size bedrooms and bathroom to the first floor. The house benefits from ample off street parking, a garage, superb garden and gas fired central heating.

ACCOMMODATION

Double glazed French doors open into the PORCH with double glazed windows and a further glazed door to the RECEPTION HALL. The hall has a CLOAKROOM with double glazed front window and storage cupboard with shelving. The DINING ROOM has a double glazed bay window to the front, ornamental fireplace and wiring for wall lights. A door from the hall opens into the generously sized LOUNGE with double glazed windows and French doors overlooking the rear garden, wiring for wall lights, a gas fire and a large storage cupboard. The BREAKFAST ROOM has a range of fitted storage cupboards and shelving, a double glazed rear window and door opening into the KITCHEN comprising wall and base mounted units with fitted work tops, integrated oven and hob, space for a fridge freezer, stainless steel sink, double glazed rear window and a glazed door to the side lobby with double glazed door, a store housing a wall mounted gas boiler and a GUEST CLOAK ROOM with a glazed side window and a WC.

Stairs rise to the FIRST FLOOR LANDING with a large double glazed window to the front. BEDROOM ONE is a double room with a range of fitted furniture, vanity unit with wash basin and double glazed rear window. There are THREE FURTHER GOOD SIZE BEDROOMS with double glazed windows and two of them with fitted furniture. The BATHROOM comprises a panelled bath, shower cubicle, wash basin, WC and double glazed rear windows.

OUTSIDE

The property is approached by a Tarmac DRIVEWAY affording off street parking for a several vehicles, a low brick wall, lawn area, hedged borders and a range of shrubbery. The GARAGE provides ample storage space, electric light and power and a glazed side window. The large REAR GARDEN has a paved patio, hedged borders, range of shrubs and stocked beds, decking and a shaped lawn with steps down to a further patio area.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

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Wombourne Office

01902 326366

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Offers Around
£595,000

EPC: E

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.



**17 LOTHIANS ROAD
TETTENHALL**

HOUSE: 155.7sq.m. 1676sq.ft.
 GARAGE: 12.8sq.m. 138sq.ft.
TOTAL: 168.5sq.m. 1814sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

