

The Green House

Tettenhall WV6 9AH

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The Green House

Tettenhall – 0.2 miles
Wolverhampton – 2.3 miles
(Distances are approximate)

A Magnificently Presented, Grade II Listed, Five Bedroom Detached Georgian Property Situated on a Generous, Third of an Acre Plot Located within the Prestigious Area of Lower Green, Tettenhall

The Green House enjoys a particularly desirable position within the prestigious Tettenhall area, with the picturesque Lower Green and surrounding village providing an excellent selection of independent shops, cafés, restaurants and everyday amenities. The area is also well served for leisure and recreation, with Hamiltons on Danescourt Road, Tettenhall Tennis Club and Wolverhampton Lawn Tennis & Squash Club on Newbridge Crescent all within easy reach. The surrounding countryside, Wightwick and South Staffordshire also provide an abundance of attractive walking routes, golf courses and outdoor pursuits, whilst Wolverhampton City Centre is readily accessible for more extensive shopping, dining and cultural amenities.







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*** Reception Hall with Exposed Oak Flooring, Characterful Dado Rail and Access to the Cellar * Extensive Cellarage, One Room Featuring a Barrel Vaulted Ceiling, The Other Featuring the Central Heating Boiler * Immaculately Presented Drawing Room with Traditional Bay Sash Windows with Beautiful Ceiling Paneling and Charming Log Burner * An Exceptional Open Plan 'Bernard Savage' Kitchen Living Room Creating a Perfect Entertaining Space Comprising of Four Oven AGA, Siemans Dishwasher and Integrated Larder Fridge – The Entire Room is Complimented with Beautifully Finished Oak Flooring, Bespoke Media Wall and a Stunning Dining Area with French Doors opening out onto the Garden Patio * First Floor Accommodation * Two Principle Bedrooms both Featuring Traditional Victorian Style Fireplaces and Beautiful Sash Windows – One Fitted with Built-In Wardrobes * Elegant Family Bathroom with Stand Alone Bath and Separate Shower Cubicle * Second Floor Accommodation * Three Further Double Bedrooms – One Featuring an Incredible Floor to Ceiling Bay Window – A Further Room with Built-In Storage Space * An Additional Family Bathroom also Benefitting from Stand Alone Bath, Separate Shower and Charming Fireplace * Stunning Garden Frontage with Mature Beds and Boarders * Terrace Patio Area creating a Remarkable Summer Entertaining Space * Private Formal Gardens with Mature Tree's and Shrubbery * Double Detached Garage with Electrically Operated Door and EV Charging Point * Separate Brick Built Garden Room with Additional Store Room * Secure Gated Driveway * Driveway with Ample Parking * Circa 4,300 sq.ft ***











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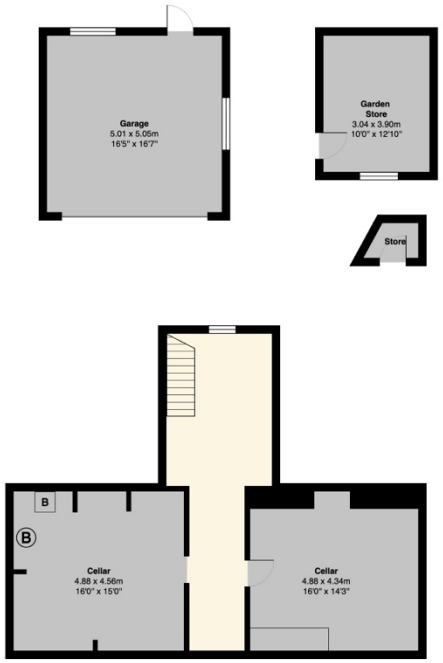


EPC - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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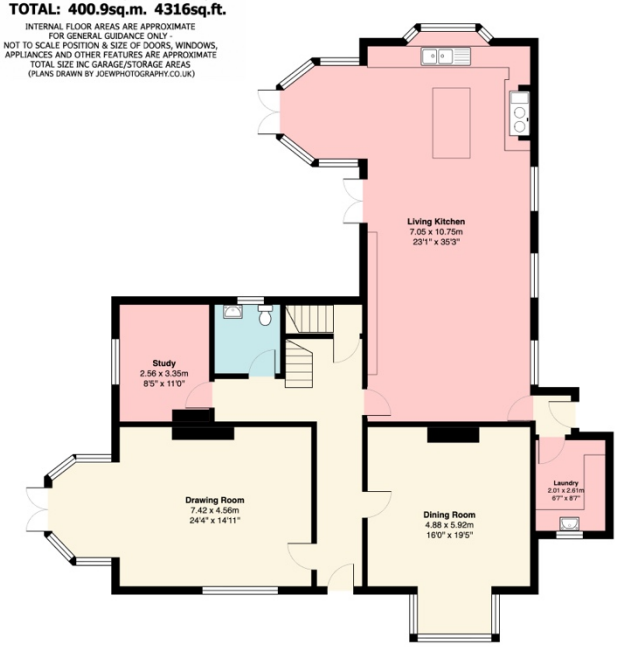
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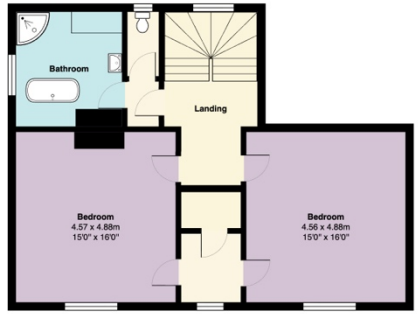
The Green House, Tettenhall

HOUSE:	303.6sq.m.	3268sq.ft.
CELLARS:	58.8sq.m.	633sq.ft.
GARAGE:	38.5sq.m.	415sq.ft.
TOTAL:	**400.9sq.m.**	**4316sq.ft.**

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