

**Resplendent, Refurbished And Ready For You**



**Acer House, 6 Torvale Road, Wightwick, W'ton WV6 8NW**

3 Bed - Freehold

# Revitalised - Ready For You

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Acer House, 6 Torvale Road, has been transformed through a comprehensive bare bricks refurbishment. It's in a premier location. This home is a symphony of light. It is the perfect starting point for the next step in your life journey.

**Fully Refurbished:** Taken back to bare bricks, Acer House has been comprehensively transformed, requiring zero additional work.

**Modern and Premium Kitchen:** Equipped with high-end AEG appliances, sleek cabinetry, and durable, elegant work surfaces.

**Smart and Sustainable Comfort:** Gas-fired central heating with smart thermostats offers energy-efficient living.

**Beautifully Landscaped Gardens:** Both front and rear gardens are thoughtfully designed, featuring mature shrubs and a serene pond.

**Luxurious Bathroom and Bedrooms:** The bathroom combines a rain shower, bath, and chic finishes, while spacious bedrooms offer tranquil views.



# Features

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Welcome to a home where every detail has been thoughtfully crafted for comfort, style, and sustainability.

This property boasts traditional, high-quality brick and tile construction. Inside bare plaster finishes create a smooth, elegant foundation for the walls, painted in low VOC paint from trusted brands. With large-format premium tiles covering the floors, each room exudes a refined, high-end aesthetic. Even the doors are premium with premium furnishings.

The mains gas fired central heating and smart thermostats, ensure comfortable, controlled living that's also mindful of energy use. Outdoors, landscaped gardens give space to enjoy the tranquil atmosphere. Every feature has been chosen to provide a seamless blend of modernity, sustainability and luxury, making this home an exceptional choice for those who value quality in every detail.



# Bare Brick Refurb

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Acer House has been transformed to the highest standards by local expert artisans, into a modern, stylish home. The quality of work and attention to detail are evident throughout.

Here's a summary of the significant upgrades:

- Redesigned ground floor space
- New air conditioning
- Brand new kitchen with all modern appliances
- New AEG induction hob
- New AEG multi-function oven
- New extractor hood
- New Beko large fridge
- New Beko freezer
- New sink in black with black mixer tap
- High-quality kitchen units and work surfaces
- New ground floor shower room
- New utility with sink and washer dryer
- New ground floor shower room with WC and basin
- New wiring accessories throughout
- Complete refurbishment of drive, garden, and outside spaces
- New white radiators throughout
- New premium tiled floors on the ground floor
- New carpets in the remainder of the house
- Re-plastered throughout
- Repainted throughout
- New feature chandelier
- New internal and external doors throughout
- New external electric vehicle charger
- New premium composite white front door

# Outside

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The outdoor space and building blend natural elements with a balance of traditional charm and modern appeal, creating an inviting atmosphere that is both timeless and refined.

## Front Garden

The front garden has an elegant, curved tarmac driveway that leads towards the home, bordered by a thoughtfully designed garden to the left, featuring a selection of carefully chosen shrubs. Additional mature shrubs frame the property, creating a harmonious blend of greenery and adding privacy to the setting. A side gate, accompanied by fresh fencing, provides access to the rear gardens, ensuring both convenience and security. An electric vehicle charging point is also included,

## Rear Garden

The rear garden of Acer House is a true highlight. Vibrant greenery is complemented by mature borders and impressive conifers that frame the garden. A standout feature is the small pond with mature edging. The garden also includes a small shed and seats. This impressively designed garden provides a tranquil retreat, perfect for relaxation and outdoor activities.



# Ground Floor 1

The ground floor of Acer House has been meticulously restored, creating a fresh and inviting living space. Taken back to bare brick, the area has been completely rewired and repainted using premium materials to ensure both quality and longevity.

Large double-glazed windows fill the space with natural light and offer lovely views of the landscaped gardens at both the front and rear, connecting the indoors seamlessly with the outdoors. There is air conditioning to the lounge. The gardens can be accessed directly from within the home or through a gated side entrance, providing convenience and privacy. A bin store lobby with gated access adds a practical touch.

## Rooms

- Luxury Kitchen 3.71m x 3.5m max
- Utility 1.49m x 1.83m max
- Lounge 5.47m x 5.15m max
- Shower Room 1.80m x 1.47m max
- Inner Hall 2.9m x 1.34m max
- Store 1.60m x 1.54m max
- Conservatory 3.63m x 3.62m max
- Garage 5.09m x 2.75m max

## Ground Floor Layout



For indicative purposes only - do not scale.

# Kitchen

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The brand new striking, modern kitchen at Acer House has been designed for style and practicality. It is a kitchen built to the standards that a gourmet would demand.

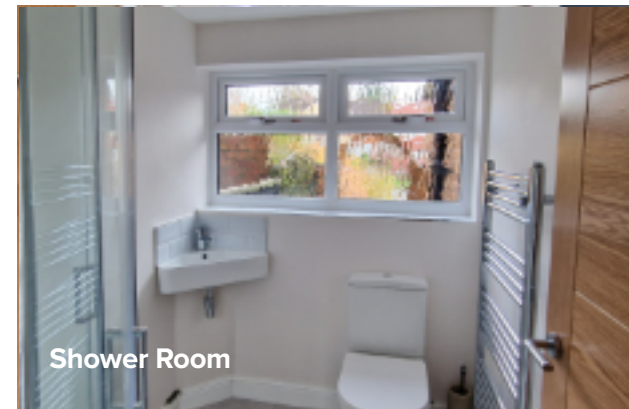
This fitted kitchen boasts sleek, Lunar Matt Midnight units and Pure White units, perfectly complemented by a top-of-the-line AEG induction hob and multifunction oven. The Beko fridge and freezer integrate seamlessly into the design, providing both form and function. The kitchen features compact laminate work surfaces in Mambo Bianco, pairing beautifully with the tiled splashback for an elegant contrast.

The floor is laid in stunning Lenina white effect tiles, creating a spacious and airy feel, while crisp white walls add to the sense of light. Premium doors lead to the utility and shower room, and a large picture window provides charming views over the private garden. There are ample power sockets and switches, all finished in brushed nickel and the kitchen has its own thermostatic radiator, ensuring comfort.



## Ground Floor 2

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# First Floor 1

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The first floor of Acer House exudes elegance and tranquillity. There are 3 large bedrooms, a stunning bathroom with access to the large insulated loft space. The light floods in through the massive windows which highlight the far reaching views. .

Beginning with an airy landing that features a striking multidrop chandelier adorned with copper glass orbs, casting a warm and inviting glow. This refined space leads to three large, beautifully refurbished bedrooms, each finished in a soft palette of pastels and white to enhance the sense of light and space. There is air conditioning to the master bedroom. With generous proportions, these airy rooms all benefit from open views over the private landscaped gardens, creating a calming connection to the outdoors. The deep grey, premium carpets add a luxurious touch underfoot, while central heating ensures warmth and comfort year-round.

## Rooms

- Bedroom One 5.15m x 3.12m max
- Bedroom Two 4.4m x 3.08m max
- Bedroom Three 3.3mm x 2..26m max
- Bathroom 2..67m x 2.67m max
- Landing

## First Floor Layout



For indicative purposes only - do not scale.

## First Floor 2

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# Bathroom

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The striking, modern bathroom at Acer House has been designed for luxury and practicality. Imagine soaking in the bath on a cold winters evening with candles burning and simply relaxing in the warm foaming waters.

The bathroom on this floor is a true retreat, blending cream, auburn, and white tones in a stunning, fully tiled design. The layout includes a full-sized bath for relaxation and a separate rain shower enclosure with a stylish wand head for added versatility.

A sleek bathroom unit offers ample storage, complemented by a chrome towel rail that adds both practicality and a touch of modern elegance. Every detail has been carefully chosen to create a space that's as functional as it is beautiful, making this bathroom the perfect finishing touch to an exceptional first floor.



# Location

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## Location

Acer House, situated in the Wightwick WV6 area of Wolverhampton, offers a convenient and enriched living experience with access to excellent facilities and services. Here is an overview of nearby amenities, including their distances from the property at WV6 8NW.

## Distances

- Wolverhampton Distance: Approximately 4 miles Fastest Time: 15 minutes
- Birmingham Distance: Approximately 20 miles Fastest Time: 35 minutes
- London Distance: Approximately 135 miles. Fastest Time: 2 hours 15 minutes by train, 3 hours by car
- M54 Junction 2 Distance: Approximately 7 miles Fastest Time: 15 minutes

## Education

The WV6 area is home to several highly-regarded schools catering to a variety of educational needs including:

- Fallings Park Primary School: Located approximately 1.5 miles
- Our Lady and St Chad Catholic Academy: About 2.2 miles - good Ofsted rating, catering to students aged 11-18
- Berrybrook Primary School: Situated 1.8 miles - good Ofsted rating
- Thomas Telford University Technical College: Approximately 2.5 miles from aged 11-19,
- Moreton School: Located 1.9 miles 11-18
- Westcroft School and Sports College: About 2.1 miles away, this specialist school caters to pupils with a range of learning difficulties, providing tailored support and facilities

# Legal

## Gas and Electricity

Mains gas and electricity are available. Central heating is gas fired. You can choose providers as you wish.

## Water and Sewage

The property is connected to both mains water and sewage systems.

## Internet

Full fibre broadband is reported to be available with speeds up to 500mb per second.

## Vendor

Acer House is owned by a special purpose vehicle called Torvale House Ltd. who will be the legal vendor on this project.

## Council Tax Band

Acer House is in Wolverhampton Council tax band E.



**EPC**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# History

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Acer House Torvale Road, Wolverhampton, has an intriguing history tied to the Wightwick Estate, particularly its orchard which was extensive.

## Background

The Wightwick Estate itself has a rich background. Wightwick Manor, the focal point of the estate, was built in 1887 by Theodore Mander, a prominent local industrialist involved in the paint and varnish industry. The Manor is renowned for its Victorian architecture and interiors inspired by the Arts and Crafts Movement, particularly the work of William Morris

Initially, the estate included extensive grounds, gardens, and orchards. The orchard area, where 6 Torvale Road is now situated, was part of the estate's more informal grounds, which included various trees and plants. This area was managed and maintained as part of the broader estate until the mid-20th century.

## 1950's

In the late 1950s, portions of the Wightwick Estate, including the orchards, were sold off for redevelopment as part of a broader trend of suburban expansion in Wolverhampton. This period saw many large estates being divided and sold to accommodate housing developments, responding to the post-war housing demand.

The transformation from orchard to residential area marked a significant change in the landscape and use of the land. 6 Torvale Road, once part of a thriving orchard, became part of this new suburban development, reflecting the broader changes in land use and urban expansion during that era.



## Acer House, 6 Torvale Road, Wightwick, Wolverhampton WV6 8NW



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