



Rowan House, 12 Torvale Road, Wightwick, W'ton WV6 8NW

3 Bed - Freehold

V 2.1

# Revitalised - Ready For You

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Rowan House, 12 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.

- Zero work needed - full bare bricks refurb
- Zero wait - rent to buy scheme available
- Zero Stress - a transformation by Warm Beautiful Homes

Rowan House, 12 Torvale Road is an address in the most prestigious area of Wightwick, Wolverhampton. We embarked on a journey to transform the house into a stunning, contemporary home. This project was a labour of love, approached as if we were preparing the house for our own family. Our staff together with local craftsmen, chosen for their precision and skill, were enlisted to ensure that every detail was meticulously updated.



# Bare Brick Refurb

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Rowan 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
- Brand new kitchen with all modern appliances:
  - Induction hob
  - Microwave
  - Multi-function oven
  - Extractor hood
  - Sink in black
  - High-quality kitchen units and work surfaces
  - Washer dryer
- New wiring accessories throughout
- Complete refurbishment of drive, garden, and outside spaces
- New white radiators throughout
- New wooden floors on the ground floor
- New carpets in the remainder of the house
- New bathroom
- Re-plastered throughout
- Repainted throughout
- New feature chandelier
- Remodelled storage area
- New internal and external doors throughout
- New patio doors

# Outside

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The outside space and building are a combination of natural elements. The bare bricks refurbishment of both the garden and house strikes a perfect balance, appealing to both traditional and contemporary tastes.

## Front Garden

Rowan House greets you with a brand new driveway, created in new block paving with grey edges. Adjacent to this, is a mature hedge on the right, enhancing privacy and adding a touch of greenery. The newly laid lawn extends to a completely renovated rockery area, providing an attractive focal point

## Rear Garden

The rear garden of Rowan House is a true highlight, rising dramatically to create a sense of space and grandeur. Newly laid turf areas offer fresh, vibrant greenery, complemented by mature borders and impressive conifers that frame the garden. A standout feature is the bed with a mature acer and conifer, adding a touch of elegance. The garden also includes a small greenhouse, accessible via charming stepping stones. This impressively designed garden provides a tranquil retreat, perfect for relaxation and outdoor activities.



# Ground Floor 1

The ground floor of Rowan House is filled with huge spaces enjoying fabulous views. You will enjoy a full fitted state of the art kitchen. The large windows make this floor a symphony of light.

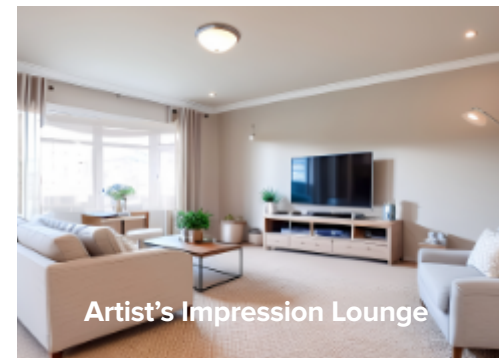
## Rooms

Luxury Kitchen 5.5m x 3.9m  
Living Room 6.0m x 5.474m  
Store/Gym 2.6m x 2.6m  
Inner Hall  
WC  
Store



## Ground Floor 2

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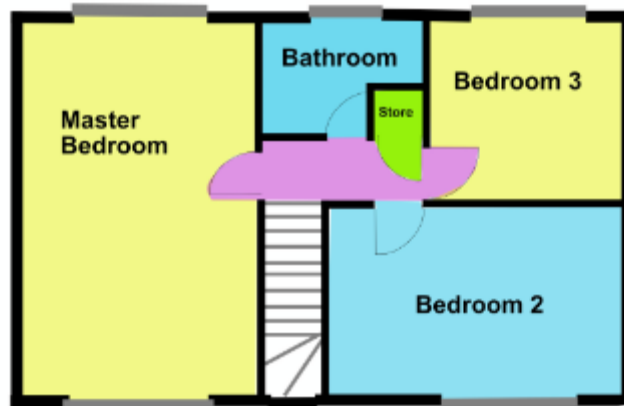


# First Floor 1

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The light floods in through the massive windows which highlight the far reaching views. The bathroom is a compact gem in white and grey with the new fittings including a rain shower.

Bedroom One 5.5m x 3.47m  
Bedroom Two 4.32m x 2.82m  
Bedroom Three 2.78m x 2.57m  
Bathroom 2.35m x 1.67m



## First Floor 2





# Location

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## LOCATION

Rowan House, situated in the 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

# Extraordinary Spaces

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The clean pastel wall colour brings a touch of warmth to the house. It is paired with pure white ceilings and woodwork which amplifies the sense of brightness and space.

The colour frames each room with crisp, clean lines that underscore the meticulous attention to detail. Pristine white is also used in key accessories, adding bursts of freshness that make the space feel both refined and inviting.

Chrome handles and fixtures are the finishing touches that tie the whole look together, providing a modern twist that complements the soft wall tones and white woodwork. Their sleek, polished surface reflects the natural light, adding a layer of depth and a contemporary edge to the overall aesthetic.

The stand out multi globed lighting fitment illuminates the massive vertical window and stairwell. The 6 smoked globes are arranged in harmony balancing artistic flair with contemporary elegance.



# 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

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

## Council Tax Band

Rowan 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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12 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 12 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. 12 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.



## Rowan House, 12 Torvale Road, Wightwick, Wolverhampton WV6 8NW



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