



Connells

Alder House Vardons Keep, Off Popes Lane
Tettenhall Wolverhampton

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for sale
£520,000



Property Description

A luxury and beautifully presented BRAND NEW detached home situated within an exclusive cul-de-sac location off Popes Lane, Tettenhall. This stunning family home is finished, ready and available now.

Externally the home has off road parking and spacious rear garden with entertainment patio area. Internally there is a spacious entrance hall, ground floor guest wc, spacious lounge, large open plan kitchen diner with named appliances, adjoining utility. The first floor has a spacious study area landing, selection of four bedrooms, family bathroom and master en-suite with dressing area.

Vardons Keep is an exclusive development of six beautiful 3 and 4 bedroom homes, located in the desirable village of Tettenhall. Situated on the borders of Wolverhampton and Staffordshire, here you'll experience the luxury of rural living with the convenience of being in close range to the hustle and bustle of city life.

Alder House:

A stylish family home, featuring a contemporary open plan kitchen/dining area extended with an orangery with French doors leading to the rear garden. The through lounge boasts a second set of

French doors, a cloakroom, storage and utility are also found on the ground floor.

On the first floor, bedroom one benefits from a dressing area and a spacious en-suite. There are three further well sized bedrooms and a modern family bathroom. Bedroom 4 overlooking the front garden would make an ideal study.

Ground Floor:

Lounge

19' 6" x 11' 4" (5.94m x 3.45m)

Kitchen / Dining

30' 5" x 13' 8" (9.27m x 4.17m)

SPECIFICATION:-

- Smeg 5 ring gas hob in stainless steel
 - Smeg built in microwave
 - Smeg built in double electric oven
 - Stainless steel extractor hood
 - Fridge freezer 3
 - Choice of modern quality fitted kitchen*
 - Soft close kitchen cupboards
 - Plumbing for washing machine
 - Pelmet lighting
 - Stainless steel 1½ bowl sink chrome taps
 - Smeg integrated dishwasher
- * Subject to build stage

Utility

7' 6" x 4' 8" (2.29m x 1.42m)

Cloakroom

5' 7" x 4' 2" (1.70m x 1.27m)

First Floor:

Bedroom One

11' 5" x 10' 4" (3.48m x 3.15m)



En-Suite

8' 10" x 5' 8" (2.69m x 1.73m)

SPECIFICATION:-

- Towel rail
- Contemporary white bathroom suites with chrome taps
- Choice of wall tiling *
- Thermostatically controlled shower and low profile shower tray
- * Subject to build stage

Dressing

8' 10" x 5' 5" (2.69m x 1.65m)

Built in fitted wardrobe with mirrored sliding doors.

Bedroom Two

11' 6" x 9' 7" (3.51m x 2.92m)

Bedroom Three / Study

11' 6" x 9' 7" (3.51m x 2.92m)

Bedroom Four

9' 10" x 8' 1" (3.00m x 2.46m)

Bathroom

8' 5" x 5' 7" (2.57m x 1.70m)

SPECIFICATION:-

- Towel rail
- Contemporary white bathroom suites with chrome taps
- Shower over bath
- Choice of wall tiling *
- * Subject to build stage

Other Specifications:

GENERAL:-

- White painted interior doors with chrome furniture
- White finish to walls
- Smooth finish to walls and ceilings
- Wardrobes to bedroom 1

ELECTRICAL:

- External lighting to front and rear
- TV point to lounge and family room
- TV point to bedroom 1, bedroom 2 and study/bedroom (where applicable)
- Chrome finish sockets & switches to kitchen, family, dining, lounge, hall & landing. White to all other areas
- Telephone point to hall or lounge and study
- Shaver socket to en-suite
- Recessed spotlights to kitchen, bathroom, dressing area, en-suite and shower room
- Electronic burglar alarm system

SAFETY & SECURITY:

- Interconnected smoke detectors
- Windows and doors with high security lockable handles
- 24 hour customer care (2 years)
- Peace of mind with 10 year NHBC warranty

ENERGY SAVING FEATURES:

- High efficiency gas central heating
- Double glazed UPVC sealed units with adjustable ventilators to windows

Agents Notes:

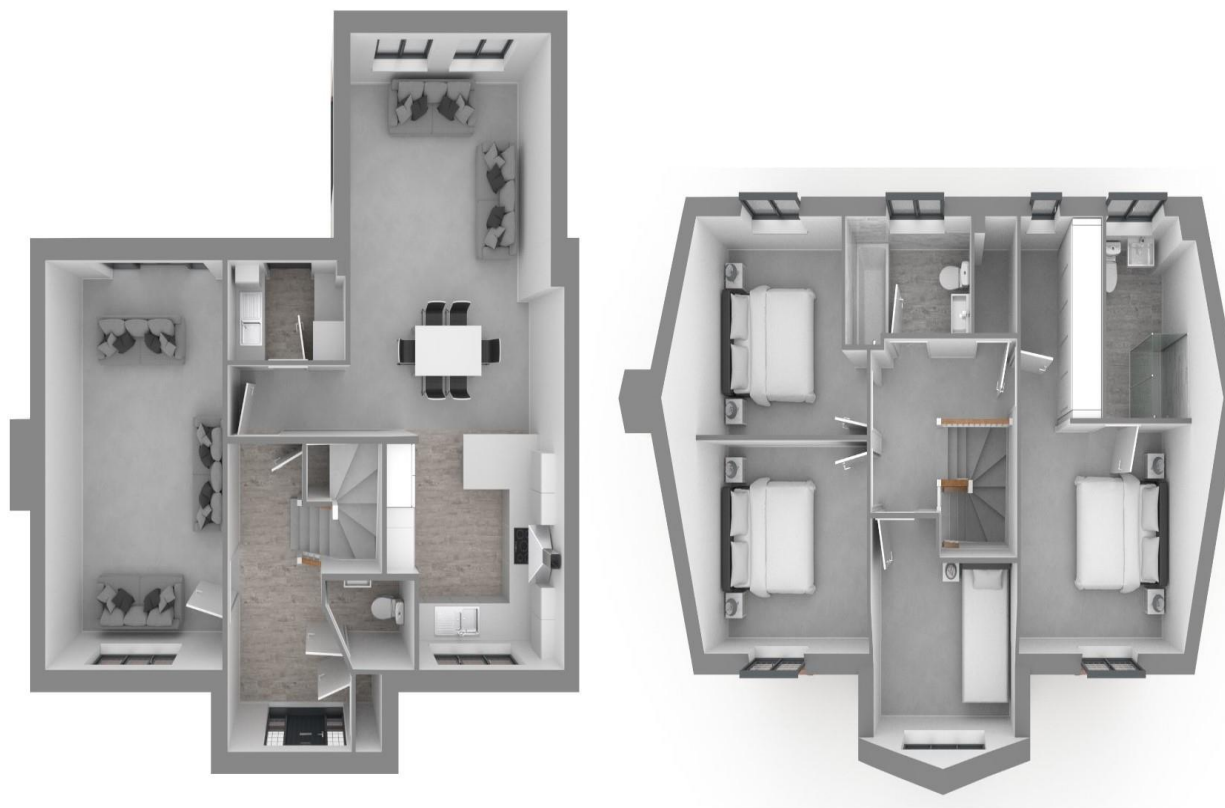
Customers please note that the illustrations shown are typical and are not site nor plot specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.









To view this property please contact Connells on

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EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/WVH327725



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Property Ref: WVH327725 - 0004