



103 Yew Tree Lane, Tettenhall, Wolverhampton, WV6 8UN

Offers In Excess Of £600,000

THOMAS HARVEY
ESTATE AGENTS



Extensively Extended & Restyled Four Bedroom Three Bathroom Detached Family House

Situated in one of the most sought after locations in Tettenhall and enjoying a prime position, this generous plot has mature landscaped gardens providing a most picturesque setting with a number of high quality fittings throughout. Extended over the years to create an individually designed detached property providing extremely spacious and versatile living accommodation, a superb example of a family house.

Tastefully restyled by the present owners to further enhance the already well appointed accommodation the impressive interior now incorporates a number of attractive features including reception porch to entrance hall with modern shower room, charming through living room with granite fire place and a sitting room adjacent. An inner hall with utility & pantry leads to the breakfast kitchen with a matching suite of Howdens units and having a dining room at the rear. This space could easily be converted to create an open plan kitchen with dining & family area. The ground floor also features a useful home office with built in furniture and off the kitchen is access to the double width garage. On the first floor the galleried landing leads to four good bedrooms all with built in furniture and the master bedroom has the benefit of a walk in wardrobe/ dressing area & En-suite. The spacious family bathroom has been fitted with a well appointed superior white suite. At the front of the property is a paved driveway providing off road parking for several vehicles and has the added benefit of remote controlled iron gates with matching railings. The mature fully stocked rear garden has been landscaped to provide a most pleasant setting, great for children and entertaining whilst offering the maximum privacy.

Viewing is highly recommended, the gas centrally heated and double glazed accommodation further comprises:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Reception Porch: Double glazed lead door and matching side windows with coved ceiling. **Entrance Hall:** Internal glazed door, radiator, staircase to first floor with recess below, coved ceiling and oak stripped flooring. **Downstairs Shower Room:** Luxury modern suite comprising double shower cubicle, vanity unit with recessed WC, radiator, tiled walls & flooring, recessed ceiling spot lights, extractor fan and double glazed window to front.

Living Room: 23ft (7.28m) x 11'4" (3.50m)

Stone & granite feature fire place with matching hearth & gas coal fire, radiator, wall light points, coved ceiling, double glazed patio door to rear and double glazed leaded bow window to front.

Sitting Room/ Playroom: 15'8" (4.82m) x 11'5" (3.50m)

Radiator, wall light points, coved ceiling and double glazed window to rear.

Inner Hall: Radiator, recessed ceiling spot lights, tiled flooring and built in large pantry. **Utility:** Built in base cupboards with matching worktop, coved suspended wall cupboards, stainless steel single drainer sink unit, built in fridge, plumbing & recess for washing machine and dryer, recessed ceiling spot lights, coved ceiling and tiled flooring.

Breakfast Kitchen: 15'6" (4.77m) x 12'3" (3.75m)

An extensive suite of Howdens light wood units, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards with display lighting, central island with drawers and breakfast bar, recess & gas point for double width range style cooker with stainless steel extractor hood over, recess for American style fridge freezer, plumbing for dishwasher, skirting heating, recessed ceiling spot lights, coved ceiling, tiled flooring, internal window to rear and lobby with PVC double glazed door to garden.

Dining Room: 13'5" (4.12m) x 12'3" (3.77m)

Wall mounted modern gas fire, wall light points, coved ceiling, built in corner bar and two sets of double glazed patio doors to rear.

Study: A range of built in laminate furniture including desk, drawers & suspended wall cupboards, coved ceiling, recessed ceiling spot lights and double glazed window to rear.

Garage: 17'9" (5.45m) x 12'7" (3.89m)

'Up & Over' garage door, power, lighting and PVC side door.

First Floor Landing: Built in airing cupboard, coved ceiling, double glazed leaded window to front and loft hatch with pull down ladder to part boarded loft housing gas fired Worcester central heating boiler.

Bedroom One: 15'4" (4.71m) x 12'5" (3.82m)

A range of built in furniture including double wardrobes, dressing table, cupboards & shelving unit, radiator, coved ceiling, double glazed window to rear and **Walk in Wardrobe/ Dressing Area with** a range of built in floor to ceiling wardrobes and recessed ceiling spot lights. **Ensuite:** A modern suite with shower cubicle, twin vanity unit, low level WC, chrome heated towel rail, tiled walls, recessed ceiling spot lights and double glazed window to front.

Bedroom Two: 15'6" (4.78m) x 12'7" (4.46m)

Built in triple wardrobes with matching dressing table, radiator, wall light points, coved ceiling and double glazed window to rear.

Bedroom Three: 14'7" (4.49m) x 12'7" (3.88m)

Built in twin wardrobes with matching dressing table, radiator, wall light points, coved ceiling and double glazed window to rear.

Bedroom Four: 9'6" (2.92m) x 6'10" (2.13m)

Built in twin wardrobes, radiator, coved ceiling and double glazed leaded window to front.

Bathroom: A superior bespoke suite comprising Jacuzzi spa bath, separate corner shower cubicle, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled walls, recessed ceiling spot lights and double glazed leaded window to front.

Rear Garden: A full width shaped paved patio with step to raised terrace, dwarf fencing, large lawn, flowering borders with a variety of shrubs & trees and surrounding hedging.



PROPERTY MISDESCRIPTION ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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