



46 Mount Road, Tettenhall, Wolverhampton, WV6 8HW

Asking Price: £925,000

THOMAS HARVEY
ESTATE AGENTS

A Most Impressive Recently Built Stunning Six Bedroom Four Bathroom Detached Family House

Situated in one of the most sought after locations in Tettenhall and enjoying a prime position set well back from the road, screened via wrought iron gates & railings, this superior detached house was only constructed in 2017 by Parkes Homes to an exceptionally high standard of accommodation with a large variety of quality fittings throughout.

Thoughtfully designed to provide extremely versatile and spacious living accommodation, 46 Mount Road is undoubtedly one of the finest examples of its type being a superb family home. The stunning interior includes porch to reception hall, fitted cloakroom, front living room with inglenook fireplace & wood burner, separate dining room and useful study. An outstanding feature of the house is the 40ft open plan dining kitchen which comprises of a most spectacular cream suite with a number of high end integrated appliances and the family room includes a vaulted & beamed ceiling with bi-fold doors & French doors to rear garden. The ground floor has the valuable aspect of underfloor heating throughout and a useful utility off the kitchen.

A c-shaped staircase leads to the first floor landing where there are five double bedrooms and well-appointed family bathroom with a modern white suite. All the bedrooms include built in wardrobes and bedrooms two & three have luxury ensuite shower rooms. On the second floor is the master bedroom suite with has been fitted with a range of Hammonds furniture, separate dressing room and trendy ensuite. The second floor also consists of bedroom six which could be used for a multitude of purposes, i.e. home gym/ hobbies room etc.

The gardens have been landscaped to the optimum effect creating a most enjoyable outlook with large paved patios, shaped lawns and flowering borders with the use of a timber summerhouse. There is also off road parking for several vehicles and an integrated garage.

Convenient for the majority of amenities and within walking distance of local schools & shops, Mount Road is also in easy access of the city centre. Viewing is highly recommended to appreciate this exclusive family house which further comprises:







Porch: Composite double glazed door, tiled flooring and double glazed window to side. **Reception Hall:** Internal composite double glazed door, Karndean flooring, LED recessed ceiling spot lights and staircase to first floor.

Fitted Cloakroom: A white suite with low level WC, vanity unit, part tiled walls, ceramic tiled flooring, double glazed window to side and built in storage cupboard under the stairs.

Living Room: 23ft (7.01m) x 13'2" (4.02m)

Inglenook brick fireplace with oak beam, stone hearth & log burner stove and double glazed bay window to front.

Study: 10ft (3.04m) x 9ft (2.74m)

Double glazed window to side.

Dining Room: 14'7" (4.48m) x 12'3" (3.74m)

Double glazed French doors to rear garden.

Feature Open Plan Dining Kitchen & Family Area: 40'2" (12.35m) x 15'3" (4.66m)

A bespoke suite of matching cream wood units with LED plinth lighting and comprising of a range of built in base cupboards & drawers, coved suspended wall cupboards with display lighting, granite worktops with matching breakfast bar & sunken double drainer sink unit, recessed ceiling spot lights, large light ceramic floor tiles, double glazed side windows and built in appliances including two Bosch ovens & two warming drawers, microwave, coffee machine, wine cooler, dishwasher, fridge, freezer and 5-ring gas hob with stainless steel extractor hood over. The family area features a vaulted and beamed ceiling, large light ceramic floor tiles, with double glazed bifold doors, matching side windows and French doors to the rear garden.

Utility: 9'7" (2.95m) x 5'4" (1.64m)

In keeping with the kitchen, the utility features a matching suite of cream wood units, a range of built in base cupboards & drawers, granite worktops and sunken single drainer sink unit, plumbing for washing machine, recessed ceiling spot lights, large light ceramic floor tiles and double glazed door to side.





First Floor Landing: Radiator, built in cupboard, recessed ceiling spot lights and double glazed window over staircase to side.

Bedroom Two: 19'3" (5.88m) x 15'4" (4.69m)

Built in twin double wardrobes, two radiators and two double glazed windows to rear. **Ensuite:** Fitted with a luxury modern suite with shower unit, low level WC, vanity unit with LED wall mounted mirror over, radiator, recessed ceiling spot lights, part tiled walls, extractor fan, ceramic tiled flooring and double glazed window to side.

Bedroom Three: 21'2" (6.46m) x 13'4" (4.08m)

Built in double wardrobe, radiator, recessed ceiling spot lights and double glazed window to front. **Ensuite:** Fitted with a luxury modern suite with shower unit, low level WC, vanity unit with wall mounted mirror over, radiator, recessed ceiling spot lights, part tiled walls, extractor fan, ceramic tiled flooring and double glazed window to side.

Bedroom Four: 14'9" (4.54m) x 12'3" (3.74m)

Built in double wardrobe, radiator and double glazed window to rear.

Bedroom Five: 14'9" (4.54m) x 13'10" (4.25m)

Built in double wardrobe, radiator and double glazed window to front.

Bathroom: Fitted with a luxury modern white suite with panelled bath, separate shower unit, low level WC, vanity unit with wall mounted mirror over, radiator, recessed ceiling spot lights, part tiled walls, extractor fan, ceramic tiled flooring and double glazed window to side.

Second Floor Landing: Radiator, recessed ceiling spot lights, skylight and double glazed window over staircase to side.









Second Floor Landing: Radiator, recessed ceiling spot lights, skylight and double glazed window over staircase to side.

Bedroom One: 21'3" (6.49m) x 17'8" (5.42m)

A range of built in matching furniture including double wardrobe, two sets of drawer units, dressing table and bedside tables, two radiators, recessed ceiling spot lights, built in airing cupboard, two skylights and double glazed window to front.

Dressing Room: Built in railings & shelves, radiator, recessed ceiling spot lights, storage into eaves and skylight.

Ensuite: Fitted with a luxury modern white suite with panelled bath, separate shower unit, low level WC, vanity unit with wall mounted LED mirror over, radiator, recessed ceiling spot lights, part tiled walls, extractor fan, ceramic tiled flooring, skylight and double glazed window to side.

Bedroom Six: 23'10" (7.29m) x 11ft (3.35m)

Radiator, recessed ceiling spot lights, two skylights and double glazed window to rear.

Garage: 18'1" (5.51m) x 9'6" (2.92m)

Remote control automatic garage door, power, lighting, wall mounted gas fired Worcester central heating boiler & water cylinder system, plumbing for washing machine, and double glazed side door.

Rear Garden: An extensively landscaped garden to provide a most striking setting and comprising a large shaped patio with both seating & dining terraces, large lawns with paved pathways, flowering borders, rear flower bed with a variety of shrubs & trees, timber garden shed and surrounding fencing. At the side of the garden is a large timber Arbour and a most useful Summerhouse which could be used for a multitude of purposes with the use of power, lighting and glazed windows.

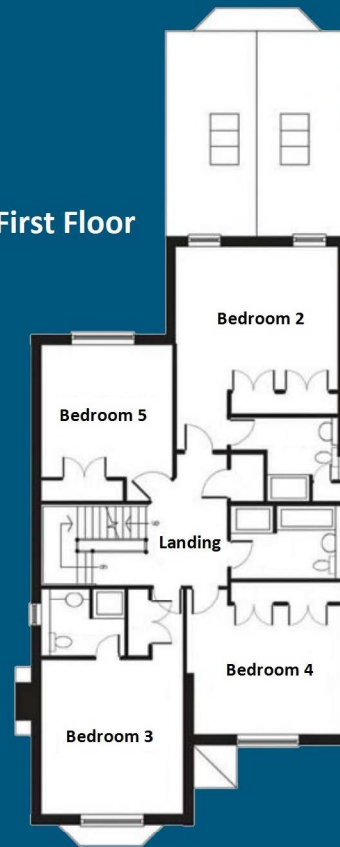




Ground Floor



First Floor



Second Floor



Total Floor Area:

Approx.: 3493sq feet (324.6sq metres)

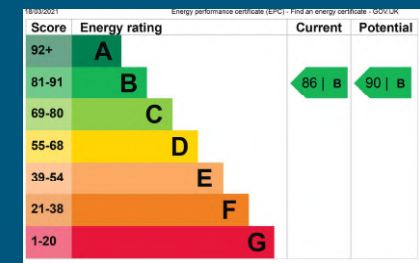


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