



9 Wightwick Hall Road

**THOMAS HARVEY**  
ESTATE AGENTS



# A Most Deceptive & Individually Designed Four Bedroom Two Bathroom Detached Dormer Bungalow with Picturesque Views Over Adjacent Fields

**9 Wightwick Hall Road, Wightwick, Wolverhampton, WV6 8BZ**  
**Asking Price: £450,000**

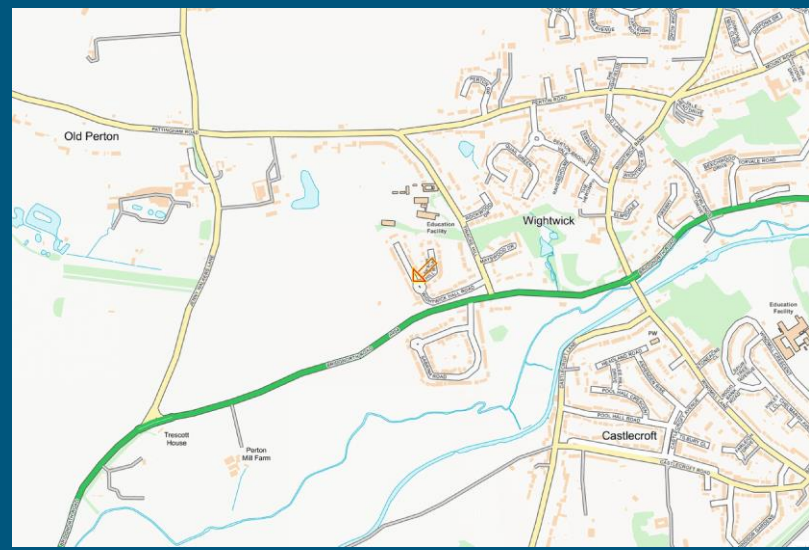
**Tenure: Freehold**  
**Council Tax: Band C - Wolverhampton**  
**Energy Rating: D**  
**Total Floor Area: 1633sq feet (151.7sq metres)**

Situated in one of the most sought after locations in Wightwick with charming views over adjacent fields and occupying a most generous plot in this select cul de sac, this individually designed detached dormer bungalow has been extended & well maintained over the years to offer surprisingly spacious living accommodation with the benefit of bedroom & bathroom accommodation on both floors.

Deceptive externally, viewing is highly recommended to appreciate the unique layout which provides an extremely versatile interior and includes porch to reception hall, downstairs master bedroom, bathroom, sitting/ dining room and 17ft through living room. At the rear is an open plan breakfast kitchen, fitted with a traditional wood suite and has the benefit of a utility/ rear lobby and double glazed conservatory overlooking the rear garden. On the first floor there are three further bedrooms and shower room. At the front of property are remote controlled gates leading to the paved driveway providing off road parking for several vehicles and leading to the tandem garage.

Adjacent to the Bridgnorth Road (A454) and therefore convenient for the majority of amenities, Wightwick Hall Road is also ideal for Tettenhall Village, Perton Centre, facilities at Compton and of course the city centre.

Truly one of the finest examples of its type currently on the market and offered with no upward chain, 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	57 D	
39-54	E		
21-38	F		
1-20	G		



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**Porch:** PVC double glazed leaded double doors and matching side windows, wall light point and tiled flooring. **Reception Hall:** Internal hard wood glazed door with matching full height side windows, radiator, coved ceiling, wall light points, parquet style wooden tiled flooring and C-Shaped oak staircase to first floor.

**Living Room: 17'10" (5.44m) x 13'10" (4.21m)**

Feature briquette fireplace with tiled hearth & gas coal fire, two radiators, wall light points, display niches with lighting, coved ceiling, double glazed leaded picture window to front and matching French doors to rear garden.

**Bedroom One: 15'10" (4.83m) x 12ft (3.66m)**

Built in furniture including a range of wardrobes, overhead stores, drawers & dressing table, radiator, coved ceiling and double glazed leaded windows to front.

**Dining Room/ Sitting Room: 11'10" (3.61m) x 10'3" (3.17m)**

Radiator, wall light point, beamed ceiling, internal glazed opaque window and double glazed leaded window to side.

**Bathroom:** Fitted with a traditional suite comprising panelled bath, shower enclosure, vanity unit with storage, low level WC, bidet, suspended wall cupboards with mirror & lighting, radiator, part tiled walls, coved ceiling, extractor fan and double glazed leaded window to side.

**Open Plan Breakfast Room & Kitchen: 18ft (5.48m) x 16'6" (5.02m)**

**Breakfast Room:** Radiator, coved ceiling, double glazed window to side, internal double glazed double doors to conservatory and open archway leads to:

**Kitchen:** Fitted with a traditional wood suite comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, built in double oven, 4-ring electric hob with concealed extractor hood over, recessed ceiling spotlights, coved ceiling, tiled flooring and double glazed window to rear.

**Archway to Utility: 9'10" (3.00m) x 5'1" (1.55m)** Built in base cupboard with worktops and stainless steel single drainer sink unit, plumbing for washing machine, built in storage cupboard, coved ceiling, tiled flooring and hard wood opaque glazed door to: **Rear Lobby:** Access to front and rear with tiled flooring.

**Double Glazed Conservatory: 11ft (3.35m) x 7'9" (2.36m)**

Radiator, ceiling light & fan, tiled flooring and double glazed double doors to rear garden.

**First Floor Landing:** Double glazed leaded window to front, built in wardrobe, storage into eaves and skylight to rear.

**Bedroom Two: 16'2" (4.93m) x 10'2" (3.10m)**

Radiator, walk in wardrobe, storage into eaves and skylight to side.

**Bedroom Three: 13ft (3.96m) x 10'5" (3.17m)**

Built in drawers & window bench, storage into eaves, radiator, recessed ceiling spotlights, double glazed windows to rear.

**Bedroom Four: 11'9" (3.58m) x 8'5" (2.56m)**

Radiator, storage into eaves, double glazed window to rear and matching leaded window to front.

**Shower Room:** Fitted with a white suite comprising corner shower enclosure with power shower, pedestal wash hand basin, low level WC, built in storage housing gas fired wall mounted Worcester central heating boiler, recessed ceiling spot lights, part tiled walls and skylight to rear.

**Tandem Garage: 34ft (10.36m) x 9ft (2.75m)**

'Up & Over' garage door to front, power, lighting, shelving, double glazed opaque window to rear and side opening garage door leading to garden.

**Enclosed Rear Garden:** Enjoying a south-west facing aspect and neatly landscaped to comprise paved patio, centre shaped lawn, flowering borders, variety of shrubs & trees with surrounding fencing.

**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.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.































Total Floor Area Approx.:  
2153.0sq feet (200.0 sq metres)

