



14 Wightwick Hall Road, Wightwick

THOMAS HARVEY
ESTATE AGENTS

A Superb Individually Designed & Restyled Four Bedroom Two Bathroom Detached Dormer Style Property

14 Wightwick Hall Road, Wightwick, Wolverhampton, WV6 8BX
Asking Price: £550,000

Tenure: Freehold
Council Tax: Band F - Wolverhampton
EPC Rating: D (56)
Total Floor Area: 2116.6sq feet (196.6sq metres) Approx.

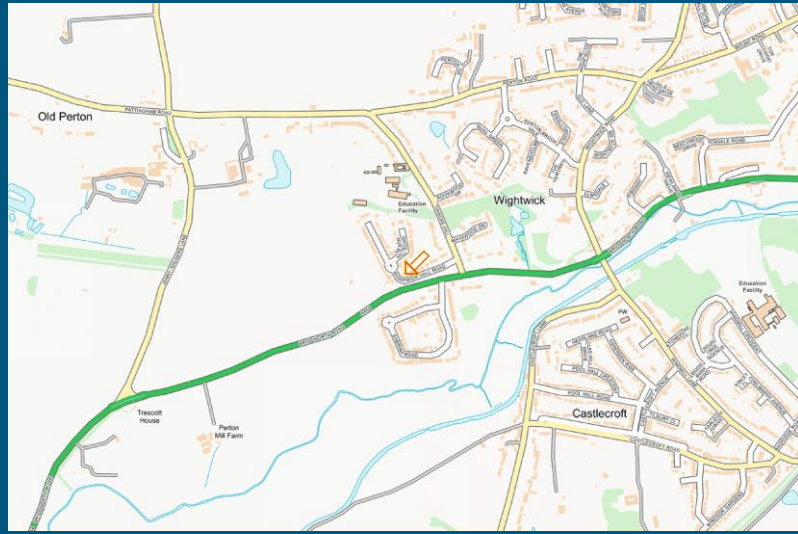
Occupying a corner plot in this exclusive select cul de sac, just off Tinacre Hill & adjacent to open green, 14 Wightwick Hall Road is situated in one of the most premium areas of Wolverhampton, this individually designed detached dormer bungalow offers a number of characteristic & special features with viewing an absolute must to appreciate this unique property.

Restyled in recent years to provide a most attractive and luxurious home, this deceptive property has been constructed to a well-planned design, creating a versatile interior whilst utilising the maximum space. At approximately 2116.6sq feet (196.6sq metres) the comfortable accommodation is ideal for purchasers requiring the space from a traditional house layout, yet having the majority all on one level!

Ready to just move into, the attractive accommodation includes reception porch, large open entrance hall with staircase to first floor, 25ft living room with feature gas fire, dining room/ bedroom three, new family shower room, breakfast kitchen with a matching suite of traditional units and a useful utility, rear lobby & WC. From the entrance hall, there are two large bedrooms with the front having a fitted cloakroom and the rear, a large ensuite bathroom. On the first floor, there is a large fourth bedroom with a fitted cloakroom, ideal for independent children or guests. As the property enjoys a corner plot, there is the added feature of two driveways providing off road parking for a dozen vehicles or even a motorhome etc., and there is a detached double width garage. The surrounding gardens are without doubt a most impressive feature of the property having been extensively landscaped to create a pleasant setting with the rear garden, particularly a special feature having been redesigned to provide an excellent useable outdoor space with artificial lawned area, bespoke patio and raised terrace with barbeque & bar area. Perfect for hosting summer parties!

Although situated in a secluded position, Wightwick Hall Road is also within easy reach of the majority of amenities having Tettenhall Village, Tettenhall Wood and Compton all within easy reach. The area is served well for primary & secondary schools, regular bus routes and convenient distance to the Bridgnorth Road (A454) and therefore commuting to principal towns.

Truly one of the finest examples of its type currently on the market, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed door with matching picture windows and tiled flooring. **Entrance Hall:** Internal oak door, radiator, stairs to first floor with stores below, separate built in cupboard and internal leaded window to front. Hardwood glazed double doors lead to:

Open Plan Living Room: 24'3" (7.40m) x 14'1" (4.30m)

Modern gas fire with granite style hearth, two radiators, recessed ceiling spot lights, coved ceiling and double glazed windows to front & side.

Dining Room/ Bedroom Three: 11'9" (3.57m) x 11'6" (3.50m)

Radiator, coved ceiling and double glazed window to rear.

Shower Room: 7'3" (2.24m) x 6'7" (2.06m max)/ 5'4" (1.65m min)

Refitted with a contemporary white suite including corner shower, recessed WC, pedestal wash hand basin, chrome heated towel rail/ radiator, wall mounted mirrored cabinet, wood effect tiled flooring & matching walls, part ceramic tiled walls and double glazed opaque window to rear.

Breakfast Kitchen: 14'1" (4.30m) x 11'10" (3.61m)

Fitted with an extensive suite of matching traditional light units comprising white ceramic 1½ drainer sink unit with chrome mixer tap, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, built in appliances include Hotpoint double oven & 4-ring gas hob with extractor hood over, plumbing for dishwasher, wall mounted gas fired central heating boiler, radiator, built in pantry, tiled flooring and double glazed windows to front & rear. **Rear Lobby:** Plumbing for washing machine & recess for dryer, tiled flooring and PVC door to rear garden. **Downstairs WC:** Low level WC, sink unit and double glazed window to rear.

Bedroom One: 15'11" (4.85m) x 12'5" (3.79m)

A range of built in furniture including wardrobes, overhead stores, bedside table & dressing table with drawers, radiator, coved ceiling and double glazed window to rear.

Ensuite: 9'3" (2.82m) x 6'7" (2.06m)

Fitted with a modern white suite comprising panelled bath with shower & screen, low level WC, vanity unit, radiator, tiled walls, recessed ceiling spot lights and double glazed window to front.

Bedroom Two: 17ft (5.19m) x 8'11" (2.73m)

Radiators and double glazed windows to front. **Fitted Cloakroom:** White suite with low level WC, pedestal wash hand basin, radiator, laminate effect vinyl flooring and double glazed window to front.

First Floor Landing: Double glazed window to front.

Bedroom Four: 20'3" (6.18m) x 10'10" (3.35m max)/ 5'8" (1.78m min)

Radiator, built in open wardrobe, double glazed window to rear and access to storage area/ loft space. **Fitted Cloakroom:** Fitted with a white suite comprising low level WC, corner sink unit, chrome heated towel rail and laminate effect vinyl flooring.

Rear Garden: An extensively landscaped and private garden with large shaped paved patio, raised artificial lawn area with surrounding timber sleepers, a further raised slabbed terrace with barbeque and bar area, flowering borders, surrounding fencing and access to: **Detached Double Garage:** Two 'Up & Over' Garage Doors, power, lighting, composite double glazed side door and two double glazed opaque windows to rear.





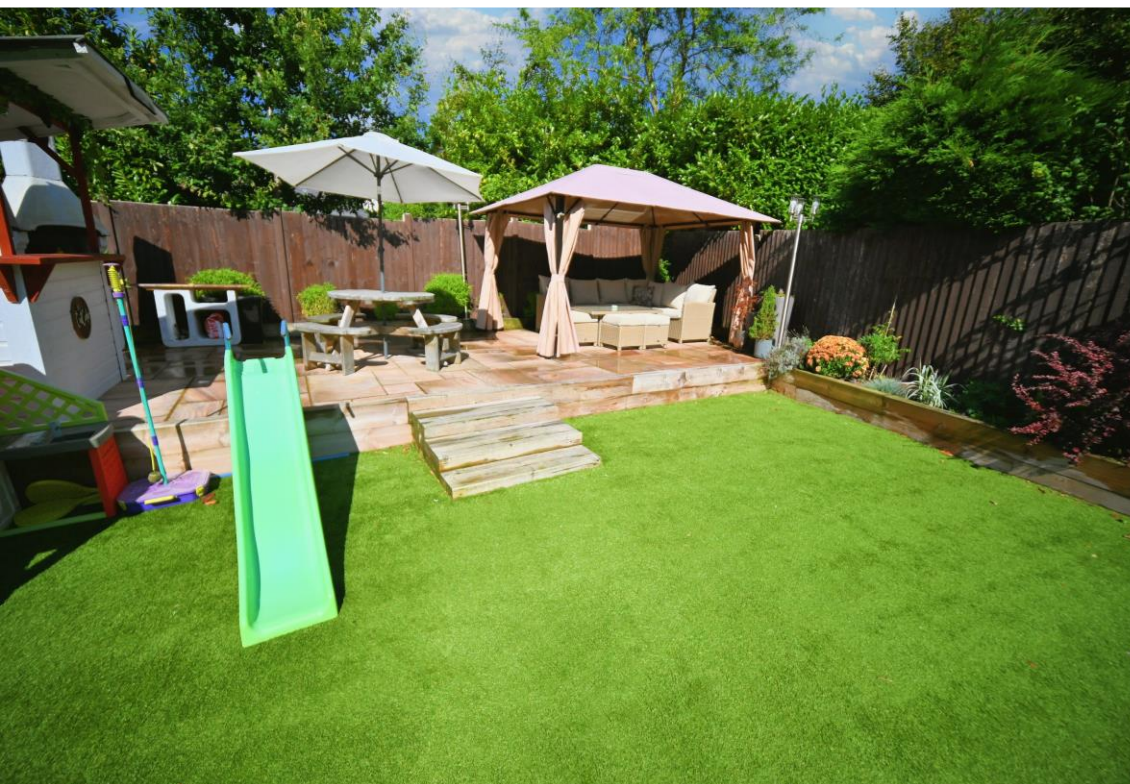




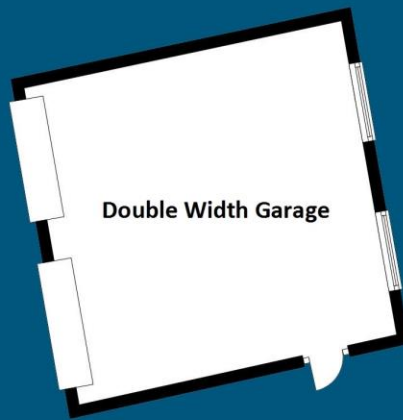








Total Area: Approx. 196.6sq metres
(2116.6sq feet)



Ground Floor

Approx.: 167.5sq metres (1802.9sq feet)



First Floor

Approx.: 29.1sq metres (313.7sq feet)



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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