



4 Wrekin Lane, Tettenhall



# A Most Impressive Five Bedroom Two Bathroom Modern Detached Family Property with a Stunning Mature 150ft Landscaped Rear Garden

**4 Wrekin Lane, Tettenhall, Wolverhampton, WV6 8UL**  
**Asking Price: £660,000**

**Tenure: Freehold**  
**Council Tax: Band F – Wolverhampton**  
**EPC Rating: C (74)**  
**Total Floor Area: 2485sq feet (230.9sq metres) Approx.**

Situated in one of the most sought after locations in Tettenhall and enjoying a prominent corner position on the turn of Wrekin Lane & Wrekin Drive, this charming and well-designed detached property has been extensively extended & restyled by the present owners to create a most remarkable and spacious family home.

In recent years, 4 Wrekin Lane has been extended & refurbished to a most superior standard providing a host of high quality fittings throughout, with no expense spared! Deceptive externally, viewing of the interior is essential to appreciate the spacious living accommodation which is stylishly appointed throughout incorporating many stunning features including a number of new windows & doors, stylish décor throughout, bedroom & bathroom accommodation on both floors and a beautifully presented bespoke open plan dining kitchen.

The extremely versatile and expansive accommodation which has the benefit of gas central heating and double glazing includes reception porch with fitted cloakroom & stores, a 24ft open living room with feature fire place and open archway to the large open plan dining kitchen. This space is perfect for entertaining large families or hosting parties. The ground floor also has a further dining/ playroom, hobbies room which could be used for a multitude of purposes and a downstairs bedroom with ensuite shower room. Adjacent to the kitchen is a useful utility that also provides internal access to the garage. On the first floor there are four double bedrooms, family bathroom and the master bedroom is certainly an impressive feature, at approx. 20ft long, it has a vaulted ceiling surrounding windows and a luxury ensuite shower room.

As the property occupies a large corner plot of approx. 7,760.5sq feet (721.0sq metres) the surrounding gardens provide a most pleasant outlook whilst maintaining the maximum privacy being extensively landscaped creating a fantastic usable outdoor space, ideal for hosting garden parties, with kids play area, decked corner terrace with ornamental pool and double gates leading to side. At the front of the house is a driveway leading to the garage and at the side is a further driveway providing plenty of off road parking.

Within walking distance of the majority of amenities, viewing is highly recommended to appreciate this most delightful property being a superb example of its type!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Reception Hall:** Composite double glazed door with matching side windows, radiator, recess ceiling spotlights, tiled flooring, built in cloaks cupboard and staircase to first floor.

**Fitted Cloakroom:** Fitted with a white suite comprising, low level WC, pedestal wash hand basin, radiator, recessed ceiling spotlights, tiled flooring and internal opaque glazed window.

**Living Room: 24ft (7.28m into bay) x 13'1" (3.96m)**

Period style cast iron fireplace with gas coal fire & granite hearth, two radiators, recessed ceiling spotlights, wood flooring, double glazed bay picture window to front and open archway to:

**Open Plan Dining Kitchen: 19'1" (5.85m) x 13'1" (3.96m)**

Fitted with an extensive suite of matching white units, a range of base cupboards & drawers with hardwood worktops, sunken stainless steel double sink with chrome mixer tap, recess for double width gas cooker with stainless steel extractor hood over, built dishwasher, recess for American style fridge freezer, central island with breakfast bar, drawers & wine cooler, white vertical radiator, recessed ceiling spotlights, slate tiled flooring, double glazed window to rear and matching French doors to rear garden. Internal glazed double doors lead to hobbies room.

**Utility: 8'3" (2.51m) x 7'10" (2.40m)**

Fitted with a matching suite of units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, plumbing & recess for washing machine & tumble dryer, radiator, recessed ceiling spotlights, slate tiled flooring and double glazed window to rear.

**Garage: 20ft (6.10m) x 7'10" (2.40m)**

Remote controlled roller shutter door, power and lighting.

**Playroom / Dining Room: 18'1" (5.50m) x 11'2" (3.40m)**

Radiator, recessed ceiling spotlights, under stairs built in cupboard, laminate flooring and double glazed window to side.

**Hobbies Room/ Gym/ Reception Room: 18'1" (5.50m) x 13'1" (4.00m)**

Built in cupboard housing gas fired central heating boiler, separate floor to ceiling cupboard, radiator, recessed ceiling spotlights, skylight and double glazed window to side.

**Downstairs Bedroom Five/ Sitting Room: 14'9" (4.50m) x 8'6" (2.60m)**

Radiator, recessed ceiling spotlights, tiled flooring and double glazed French doors to rear. **Ensuite Shower Room:** Fitted with a white suite comprising low level WC, vanity unit, shower enclosure, chrome heated towel rail, recessed ceiling spotlights, tiled flooring & walls, extractor fan and double glazed opaque window to side.

**First Floor Landing:** Loft hatch, airing cupboard housing hot water heating system, recessed ceiling spotlights and double glazed window to rear.

**Bedroom One: 19'2" (5.86m max) x 13'6" (4.15m min) x 12'8" (3.90m)**

Two radiators, vaulted ceiling with recessed ceiling spotlights, three skylights and surrounding double glazed windows to rear.

**Ensuite Shower Room: 7'6" (2.32m) x 5'2" (1.58m)**

Fitted with a modern white suite comprising walk in shower with black power shower & spray, white low level WC, recessed vanity unit, radiator, white brick style tiled walls & patterned ceramic tiled flooring, recessed ceiling spotlights, extractor fan and double glazed opaque window to side.

**Bedroom Two: 13'5" (4.10m) x 11'2" (3.40m)**

Full width built in wardrobes, radiator, recess ceiling spotlights, recess for study area / dressing area and double glazed window to front.

**Bedroom Three: 15'1" (4.60 max) x 10'11" (3.32m)**

Radiator, recess ceiling spotlights and double glazed windows to front and side.

**Bedroom Four: 10'10" (3.35m) x 10'7" (3.26m)**

Radiator, recess ceiling spotlights and double glazed window to side.

**Family Bathroom: 8'7" (2.65m) x 5'8" (1.78m)**

Fitted with a traditional white suite comprising corner bath with shower unit over, vanity unit with storage and recess WC, radiator, tiled walls, recess ceiling spotlights, tiled effect vinyl flooring and double glazed opaque windows to side and rear.

**Rear Garden:** Enjoying a most pleasant outlook, the surrounding gardens have been neatly landscaped with formal lawns, flowering borders, gravelled paths, a variety of shrubs & trees, corner decked terrace with sunken ornamental pool, separate decked area, surrounding fencing and double gates to additional side parking.

















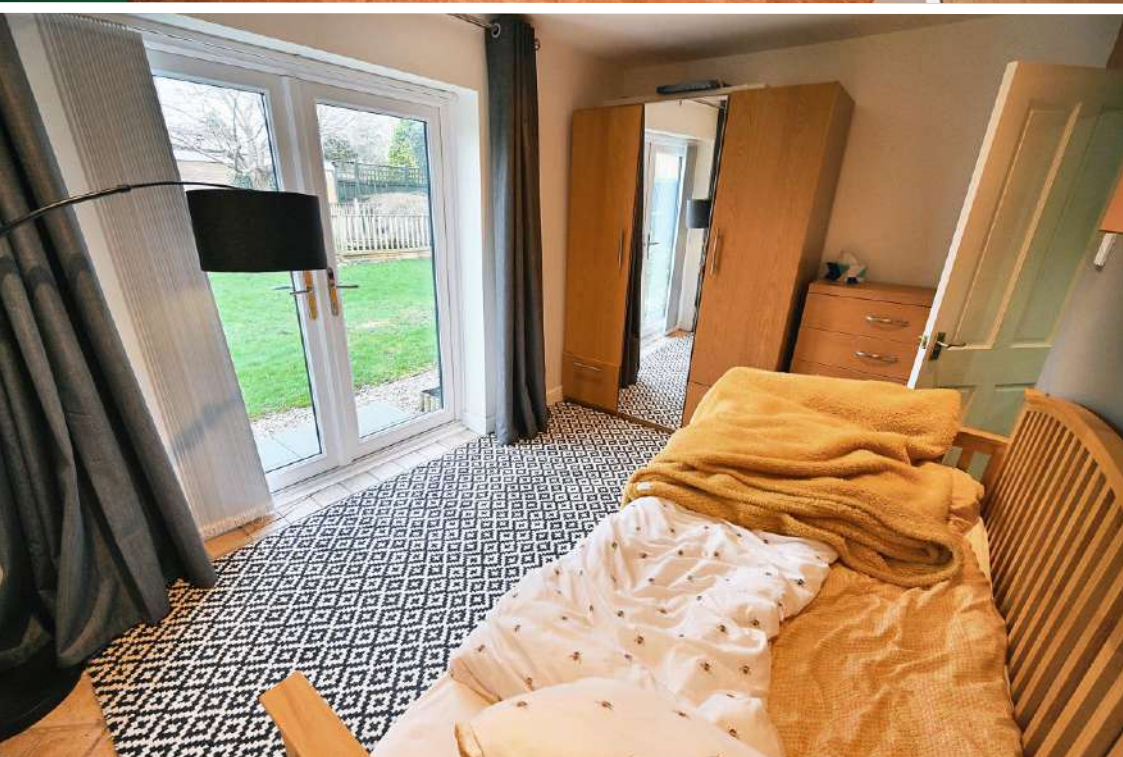




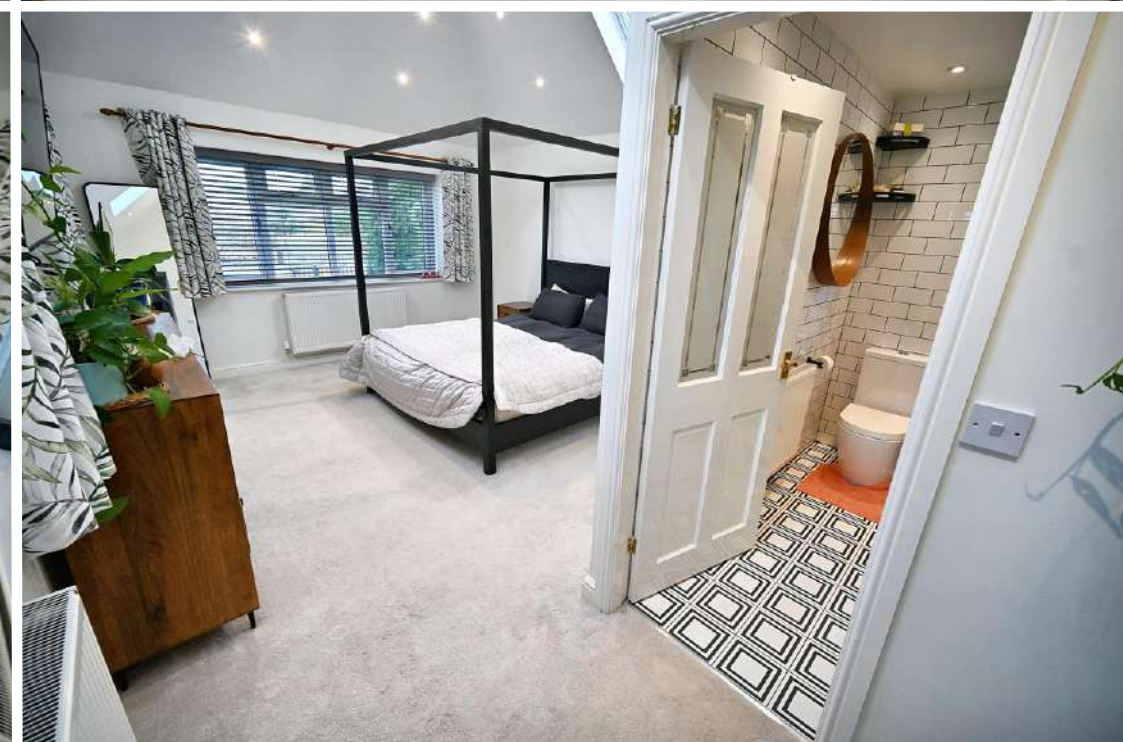




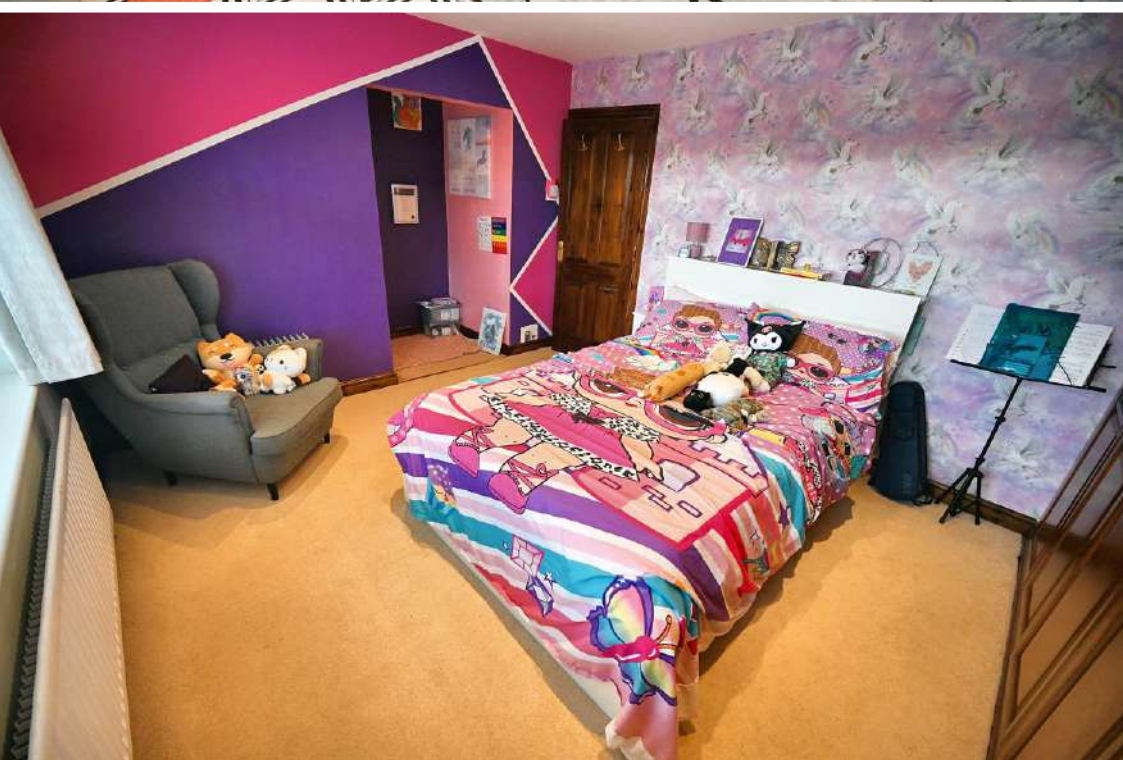


























**Total Floor Area: 2485sq feet (230.9sq metres)  
Approx.**



**Ground Floor**



**First Floor**

**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.**

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