



11 Redhouse Road, Tettenhall

A Most Deceptive & Individually Designed Three Bedroom Two Bathroom End Terraced Property With A Host Of Charming & Period Features Throughout. Within Walking Distance Of Tettenhall Village

11 Redhouse Road, Tettenhall, Wolverhampton, WV6 8SU
Asking Price: £355,000

Tenure: Freehold
Council Tax: Band D – Wolverhampton
EPC Rating: D (57)
Total Floor Area: 1808sq feet (168.0sq metres) Approx.

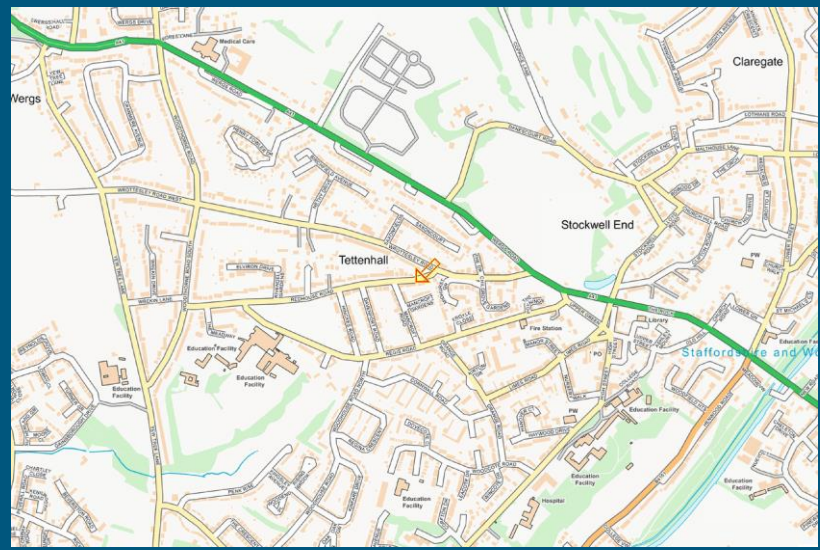
Occupying a choice position in one of the most premium areas in Tettenhall, within walking distance of the Village and the amenities therein, this deceptive & individually designed end terraced property is a superb example of a good size family residence, ideal for purchasers requiring a property to restyle to own requirements.

Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which has been well maintained over the years, yet retains the charm and appeal of a period & character property.

At approx. 1808sq feet the accommodation which has the benefit of gas central heating and double glazing includes entrance hall with access to the cellar, front living room with an open space to the double width sitting & dining room, creating an excellent area to entertain or accommodate large families. At the rear of the property is the breakfast kitchen which is fitted with a traditional wood suite and has the use of a rear lobby to the garden. At the side of the property is a useful utility, downstairs shower room and internal access into the garage. On the first floor, the landing leads to three double bedrooms, a useful home office/ dressing room and the family bathroom is fitted with a heritage white suite with separate WC. At the side of the house is a most useful driveway providing off road parking and access to the enclosed south facing rear garden which has been landscaped to the optimum effect providing a most picturesque setting, whilst maintaining the maximum privacy. Although the property offers well planned accommodation, tremendous potential exists to extend the accommodation, particularly on the first floor, over the garage (Subject to Planning Permission).

Most convenient for the majority of amenities including excellent schools in both sectors, popular local shops & restaurants and within minutes from Tettenhall Green with the use of an outdoor pool and playing fields.

This characteristic end terraced residence is a superb example of its type and further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed leaded door with matching opaque side window, radiator, coved ceiling, staircase to first floor and access to **Cellar: 18'10" (5.75m) x 13'1" (4.00m)**

Living Room: 13'0" (3.95m) x 12'0" (3.65m)

Feature open brick fireplace with stone hearth, oak mantle & log burner stove, radiator, wall light points, coved ceiling and hard wood double glazed leaded bow window to front. An open archway leads to:

Dining & Sitting Room: 18'10" (5.75m) x 11'10" (3.60m)

Radiator, built in floor to ceiling bookshelf, coved ceiling, wall lights points and double glazed hardwood doors to rear garden.

Breakfast Kitchen: 14'5" (4.40m) x 10'10" (3.30m)

Fitted with a matching suite of traditional wood units comprising 1½ drainer composite sink unit with brass style mixer tap, a range of cupboards & drawers with matching worktops, coved suspended wall cupboards, built in appliances include double Neff oven with combination oven over, fridge & 5-ring gas hob with extractor hood over, plumbing for dishwasher, radiator, skirting heating, recessed ceiling spot lights, tiled flooring, hardwood double glazed windows to rear and internal hardwood glazed door to: **Rear Porch:** Tiled flooring and double glazed double doors to rear garden.

Utility: 14'9" (4.50m) max x 10'8" (3.35m)

Fitted with a range of modern cream units comprising stainless steel single drainer sink unit, a range of base cupboards & matching work tops, suspended wall cupboards, plumbing for washing machine, radiator, recessed ceiling spot lights, tiled splash backs, ceramic tiled flooring and double glazed window to rear with matching door

Downstairs Shower Room: 6'7" (2.00m) x 5'3" (1.60m)

Fitted with a modern wet room style suite with walk in shower, screen & electric shower, vanity unit with recessed WC, white heated towel rail, tiled walls & flooring, recessed ceiling spot lights, extractor fan and double glazed opaque window to side.

Internal access to: **Garage: 10'8" (3.25m) x 10'6" (3.20m)**

Side opening double doors, power, lighting and double glazed opaque window to side.

First Floor Landing: Coved ceiling, loft hatch and hardwood double glazed leaded window to side.

Bedroom One: 13'0" (3.95m) x 12'0" (3.65m)

Radiator, coved ceiling and hardwood double glazed leaded window to front.

Study: 6'7" (2.00m) x 5'5" (1.65m)

Radiator and hardwood double glazed leaded window to front.

Bedroom Two: 18'1" (5.50m) x 10'10" (3.30m)

Radiator, coved ceiling and hardwood double glazed leaded window to rear.

Bedroom Three: 10'10" (3.30m) x 8'8" (2.65m)

Radiator and hardwood double glazed leaded window to rear.

Bathroom: 9'2" (2.80m) max x 9'2" (2.80m) max

Fitted with a heritage style white suite comprising panelled bath, separate corner shower enclose with chrome power shower, pedestal wash hand basin, low level WC, radiator, part tiled walls, recessed ceiling spot lights, coved ceiling, ceramic tiled flooring and opaque double glazed hard wood window to rear. **Separate WC:** Low level WC, panelled ceiling, recessed ceiling spot light and hardwood opaque double glazed window to rear.

South Facing Mature Rear Garden: The private and mature rear garden provides a most pleasant setting with L-Shaped patio, centre lawn, flowering borders with a variety of shrubs & trees, exterior lighting & power sockets, surrounding fencing and gate leading to the driveway at the side of the garage.

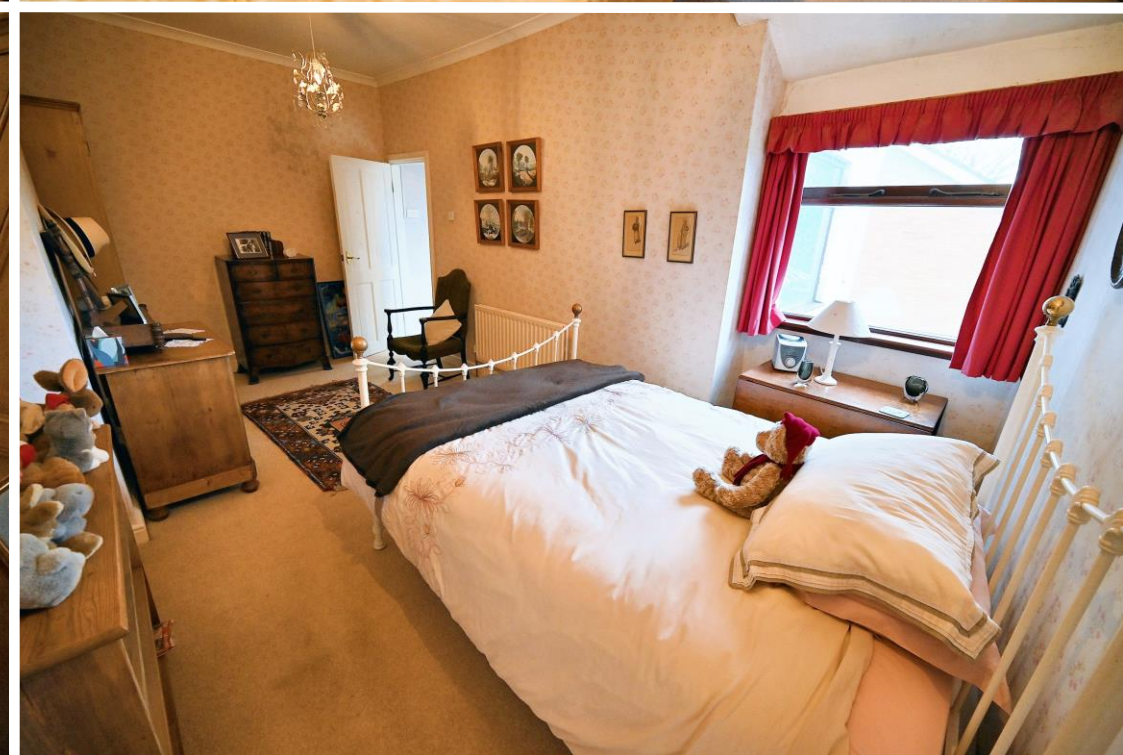
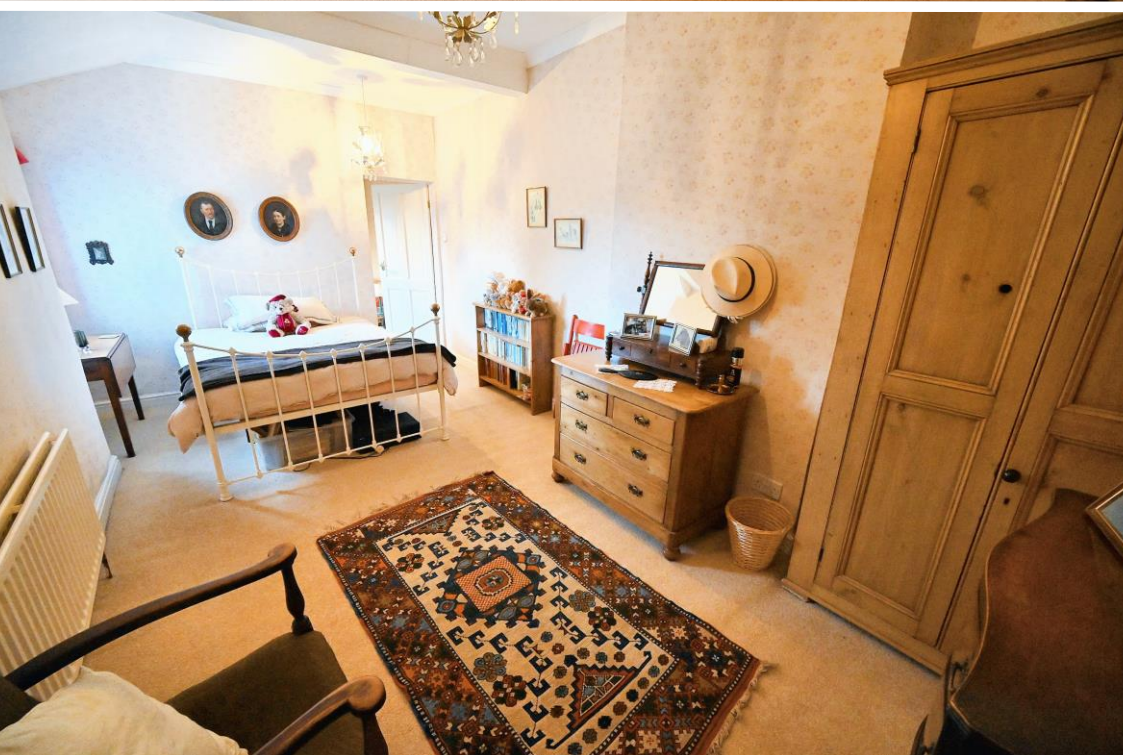








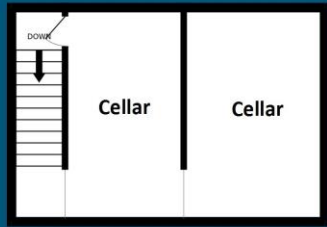






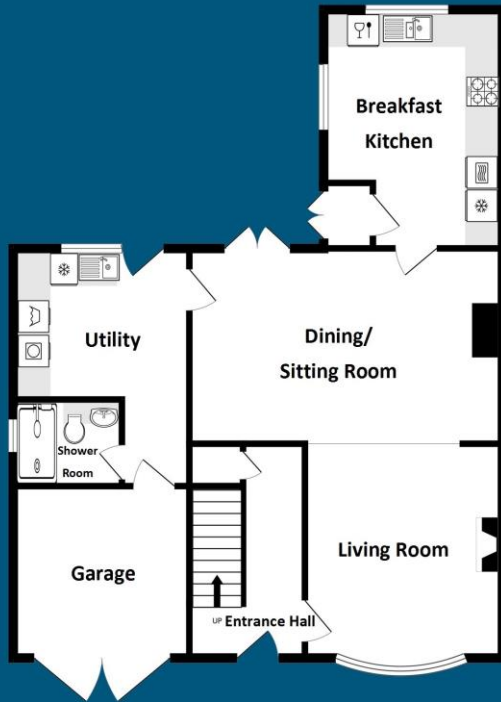


Total Floor Area: 1808sq feet
(168.0sq metres) Approx.



Basement

Approx.: 248sq feet (23.0 sq metres)



Ground Floor

Approx.: 915sq feet (85.0 sq metres)



First Floor

Approx.: 646sq feet (60.0 sq metres)



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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