



36 Woodthorne Road, Tettenhall

# Most Stunning & Well Presented Five/ Four Bedroom Four Bathroom Detached Family House

**36 Woodthorne Road, Tettenhall, Wolverhampton, WV6 8TT**  
**Asking Price: £900,000**

**Tenure: Freehold**  
**Council Tax: G – Wolverhampton**  
**EPC Rating: D**  
**Total Floor Area: 3089sq feet (287.0sq meters) Approx.**

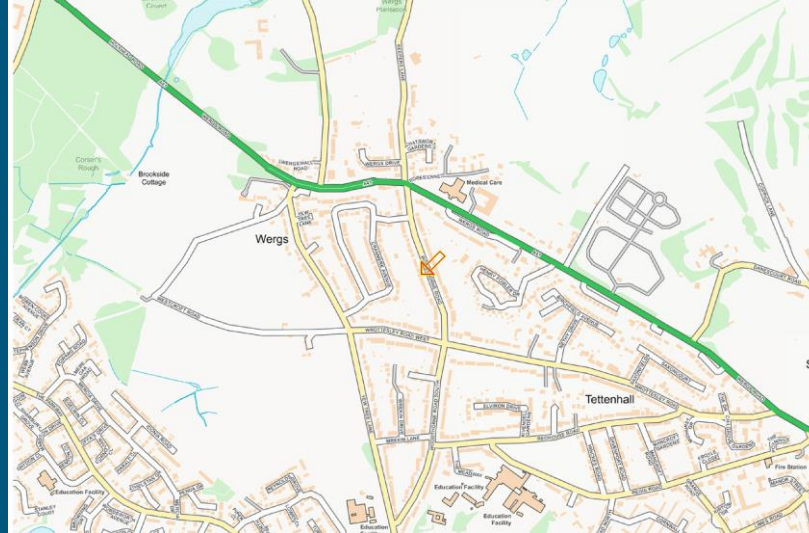
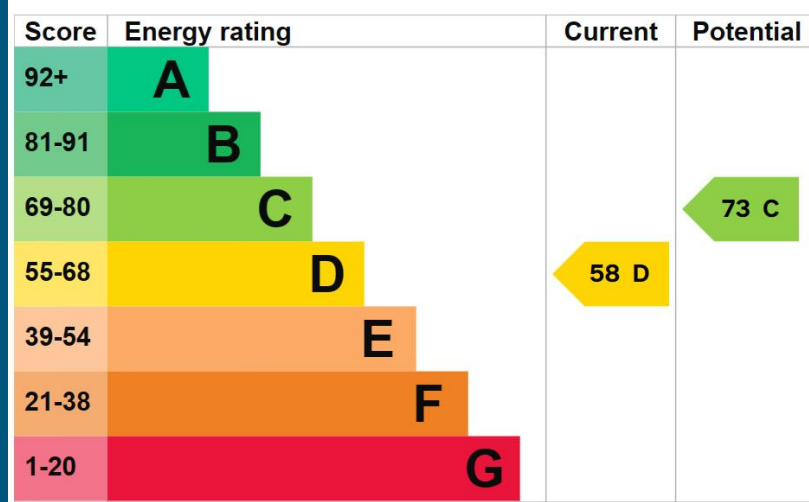
Situated in one of the most sought after & exclusive locations in Tettenhall enjoying a prime position set back from the road, this superior detached house has been constructed to an exceptionally high standard of accommodation with a huge variety of quality fittings throughout.

Thoughtfully designed to provide extremely versatile and spacious living accommodation, 36 Woodthorne Road is undoubtedly one of the finest examples of its type being a superb family home. Deceptive externally, viewing of the approx. 3089sq feet interior is essential to appreciate the spacious living accommodation which is stylishly appointed throughout incorporating many features. The current owners have sympathetically designed the accommodation to include quality carpets & tiled flooring, trendy décor throughout, a number of new doors & windows, all bathrooms are fitted with luxury suites, custom blinds & automatic skylights, bespoke bedroom fittings by Neville Johnson and a striking open plan dining kitchen with family area having bifold doors.

The fabulous & well planned interior which is split over three floors includes new oak canopy porch with underfloor heating, large reception hall, two good sized living rooms and a most impressive open plan dining kitchen with family area, offering a superb space for entertaining. There is also a separate utility and downstairs shower room. Adjacent is a through lobby which provides access to the garage and gym/ hobbies room with cloakroom. This area could be used for a multitude of purposes i.e. guest bedroom or home office. On the first floor there are now three double bedrooms all with built in wardrobes, an ensuite shower room and a new well-appointed family bathroom. Originally the fourth bedroom, the layout has now been altered to provide a dressing room with bespoke staircase to the second floor. On this new level is the master bedroom with built in furniture and a stunning ensuite bathroom. At the front of the house is a recently re-laid resin driveway providing off parking for several cars.

A special feature of the property is undoubtedly the mature & fully stocked garden approx. 180ft long providing a beautiful outlook whilst maintaining the maximum privacy and provides excellent useable outdoor space, ideal for hosting summer garden parties.

Convenient for the majority of amenities having Tettenhall Village within walking distance, together with a small commute to the city centre, viewing is highly recommended to recognise this iconic family house which further comprises:



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**Solid Oak Canopy Porch:** Bespoke solid oak porch with double glazed window & door, vaulted ceiling with ceiling light fitting and tiled flooring with underfloor heating. **Reception Hall: 16'5" (5.00m) x 9'10" (3.00m)** Internal composite double glazed leaded door, radiator, wall light points, oak staircase with matching balustrades & glass inserts, built in cloaks cupboard, marble style tiled flooring and double glazed leaded window to front.

**Sitting/ Dining Room: 19'4" into Bay (5.90m into Bay) x 12'6" (3.80m)**

Black marble style fire place & hearth with decorative surround & coal effect fire, two radiators, coved ceiling, double glazed leaded window to side and matching bay window to front.

**Living Room: 18'6" into Bay (5.65m into Bay) x 16'5" (5.00m)**

Marble fire place & hearth with gas coal fire, three radiators, wall light points, coved ceiling and double glazed windows to rear with matching French doors.

**Open Plan Dining Kitchen with Family Area: 28'8" (8.75m) x 15'1" (4.60m)**

The kitchen has recently been refitted with an extensive suite of modern light grey matt units including LED ambient lighting, a range of base cupboards, drawers & suspended wall units, matching quartz worktops with breakfast bar & sunken 1.5 drainer sink unit with instant hot water tap, a range of built in appliances include fridge, 5- ring induction hob with stainless steel extractor hood over, double oven & combi oven, stainless steel designer vertical radiator, mirrored brick style splashbacks, recessed ceiling spot lights, marble style tiled flooring and open archway to **Family Area:** Vaulted ceiling with Velux remote controlled skylights having rain sensor, two stainless steel designer vertical radiators, wall light points, marble style tiled flooring, double glazed window to side and matching bifold doors open onto the rear garden.

**Utility: 8'10" (2.70m) x 6'7" (2.00m)**

Full length built in worktop, base cupboard, stainless steel circular sink unit, plumbing & recess for washing machine & tumble dryer, tiled flooring, internal composite double glazed door to lobby and double glazed leaded window to front.

**Shower Room: 8'10" (2.70m) x 6'7" (2.40m)**

Fitted with a modern suite comprising corner double shower enclosure with electric shower unit, twin vanity unit, recessed WC, graphite vertical radiator, LED wall mounted mirror, quartz tiled walls & flooring, built in storage cupboard, extractor fan and internal double glazed window to side.

**Though Lobby:** Composite double glazed doors to front & rear, sensor lighting and tiled flooring.

**Garage: 16'1" (4.90m) x 13'5" (4.10m)** Automatic remote controlled 'up & over' garage door, power, lighting, electric car charging point, recess for utility area and separate garden stores.

**Gym/ Hobbies Room/ Home Office: 18'1" (5.50m) x 9ft (2.75m)**

Radiator, recessed ceiling spot lights, tiled effect cushioned flooring, double glazed leaded French doors to rear garden and cupboard housing gas fired Worcester central heating boiler.

**Fitted Cloakroom:** Fitted with a white suite, low level WC, vanity unit, wall light point, quartz tiled flooring and double glazed window to rear.

**First Floor Landing:** Radiator and storage room with radiator & double glazed leaded window to side.

**Bedroom Two: 16'5" (5.00m max) x 16'1" (4.90m)**

Built in floor to ceiling triple double wardrobes, radiator, wall light points, coved ceiling and double glazed window to rear. **Ensuite Shower Room: 9'6" (2.90m) x 3'7" (1.10m)**

Fitted with a luxury suite comprising shower with sliding glass door, grey vanity unit with storage & recessed WC, wall mounted LED mirror, tiled walls & flooring, recessed ceiling spot lights, coved ceiling, extractor fan and double glazed window to rear.

**Bedroom Three: 19'4" into Bay (5.90m into Bay) x 12'6" (3.80m)**

A range of built in furniture including floor to ceiling twin double wardrobes with matching base unit fitted into the bay window, radiator, coved ceiling, recessed ceiling spot lights, double glazed leaded window to side, matching bay window to front with remote controlled blinds and Walk in Wardrobe.

**Bedroom Four: 15'1" (4.60m) x 10'10" (3.30m)**

Built in floor to ceiling twin double wardrobes, radiator, coved ceiling and double glazed window to rear.

**Bathroom: 11'6" (3.50m) x 6'11" (2.10m)**

Fitted with a new white luxury suite comprising panelled bath with shower spray, double corner shower cubicle, vanity unit with storage, recessed WC, wall mounted mirrored cabinet, chrome heated towel rail, recessed ceiling spot lights, white marble effect tiled walls & flooring, extractor fan and double glazed leaded window to side.

**Dressing Room: 11'6" (3.50m) x 7'10" (2.40m)**

Fitted with a range of bespoke furniture including wardrobes, cupboards & drawers, oak staircase with glass balustrades, radiator, recessed ceiling spot lights and double glazed leaded window to front. **Second Floor Bedroom One: 12'8" (3.85m) x 12'6" (3.80m)**

A range of built in furniture including floor to ceiling triple double wardrobes, stainless steel designer vertical radiator, large storage into eaves, vaulted ceiling with recessed ceiling spot lights and remote controlled Keylite windows with rain sensors & automatic blinds.. **Ensuite: 12'8" (3.85m) x 5'3" (1.60m)**

Fitted with a superior white suite comprising free standing bath with shower spray, twin vanity unit with quartz worktops & storage, matching recessed WC, wall mounted heated LED Bluetooth mirror, stainless steel designer radiator, quartz style tiled walls & flooring, recessed ceiling spot lights, extractor fan and remote controlled Keylite windows with rain sensors & automatic blinds

**Rear Garden:** A mature and fully stocked rear garden of approx. 180ft long having been landscaped to provide excellent useable outdoor space, ideal for hosting summer garden parties having a full width terrace with grey porcelain tiles, paved edging & floor lighting, vast lawned area, flowering borders & islands with a variety of shrubs & trees, surrounding hedging.





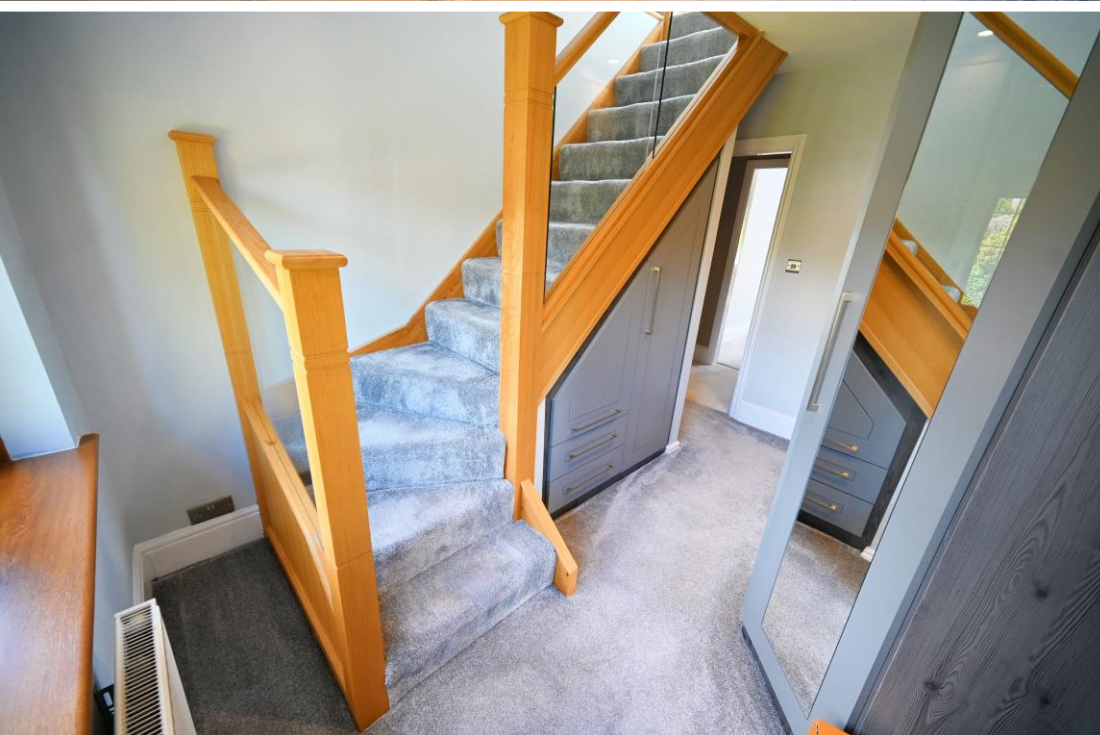


















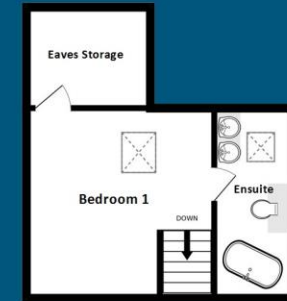


**Ground Floor**  
1894sq feet (176.0sq meters) Approx.

**Total Floor Area: 3089sq feet (287.0sq meters) Approx.**



**First Floor**  
969sq feet (90.0sq meters) Approx.



**Second Floor**  
226sq feet (21.0sq meters) Approx.



**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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