



*1 Redacres, Tettenhall*



# A Deceptive Individually Designed Three Bedroom Two Bathroom Split Level Detached Property With Huge Potential To Restyle To Own Requirements

**1 Redacres, Tettenhall, Wolverhampton, WV6 9PE**

**Asking Price: £450,000**

**Tenure: Freehold**

**Council Tax: Band F - Wolverhampton**

**EPC Rating: D (55)**

**Total Floor Area: 1668sq feet (155.0sq metres) Approx.**

**No Upward Chain**

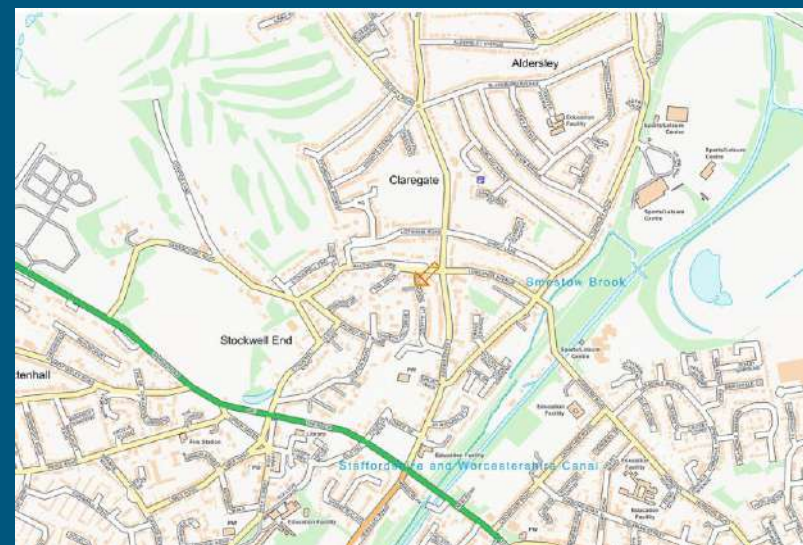
Situated in a small select cul de sac located just off Malthouse Lane and therefore in one of the most sought after locations in Tettenhall, this most interesting split level detached house offers deceptive & spacious living accommodation with internal inspection highly recommended to appreciate the tremendous potential the property has to offer.

Ideal for purchasers requiring a property to restyle to own requirements, the unique accommodation host a number of distinctive features throughout creating a fantastic opportunity to redesign the spacious interior.

The present layout includes reception hall with central staircase to lower floor, open plan C-Shaped living room with rear dining room, fitted kitchen, three bedrooms all with built in wardrobes, master bedroom ensuite shower room and a smart white family bathroom. The lower floor includes a double width garage with a useful utility room. At the front of the property is a driveway leading to the double width garage. As the property occupies a generous plot of approx. 8,193.3sq feet (761.2sq metres), a feature of No 1 is the approx. 85ft long west facing rear garden which provides a picturesque outlook, being fully stocked and maintains the maximum privacy.

Although located in a quiet & remote setting, the property is in easy distance of the majority of amenities including shops, schooling in both sectors, within easy reach of the facilities in Tettenhall Village and the property is only three miles from the M54 motorway and therefore an easy commute for principal towns & cities.

A fine example of its type & perfect for buyers requiring the accommodation of a good size house, yet all on one level, the gas centrally heated accommodation further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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**Entrance Hall: 19'4" (5.90m max) x 19'4" (5.90m max)**

External hardwood door with matching opaque side window, radiator, coved ceiling, built in cloaks cupboard, separate airing cupboard with shelving, loft hatch and glazed window to front. **Staircase with wooden balustrade leading to lower floor.**

**Living Room: 16'9" (5.10m) x 13'1" (4.00m)**

Feature floor to ceiling York stone fireplace with matching hearth & gas coal basket, radiator, wall light points, coved ceiling and glazed picture windows to front & side.

**Open Archway To Dining Room: 13'5" (4.10m) x 9'10" (3.00m)**

Radiator, wall light points, coved ceiling, glazed picture window to side and aluminium patio doors to rear garden.

**Kitchen: 12'2" (3.70m) x 10'6" (3.20m)**

Fitted with a matching suite of polished units, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, stainless steel single drainer sink unit, built in twin oven, 4-ring stainless steel gas hob with matching extractor hood over, radiator, tiled splashbacks, coved ceiling, wood effect vinyl flooring and glazed window to rear and matching opaque door.

**Bedroom One: 12'6" (3.80m) x 12'2" (3.70m)**

Dressing area with built in wardrobes, radiator, coved ceiling and glazed picture window to rear with matching opaque side window. **Ensuite Shower Room: 6'7" (2.00m) x 5'5" (1.65m)** Fitted with a traditional coloured suite comprising corner shower enclosure, pedestal wash hand basin with wall mounted mirror over, low level WC, bidet, radiator, part tiled walls, coved ceiling, wood effect vinyl flooring and glazed opaque window to side.

**Bedroom Two: 13'1" (4.00m max) x 10'10" (3.30m)**

Radiator, built in double wardrobe and glazed window to front with door to balcony.

**Bedroom Three: 13'1" (4.00m max) x 9'6" (2.90m)**

Radiator, built in double wardrobe, coved ceiling and glazed window to front with door to balcony.

**Bathroom: 7'5" (2.25m) x 7'3" (2.20m)**

Fitted with a traditional suite comprising panelled bath, low level WC, pedestal wash hand basin with mirror over, radiator, part tiled walls, recessed ceiling spotlights, coved ceiling, wood effect vinyl flooring and glazed opaque windows to side.

**Lower Floor**

**Double Width Garage: 20'6" (6.25m) x 18'8" (5.70m max)**

Side opening sliding garage doors, power, lighting, storage recess at rear and wall mounted gas fired Baxi central heating boiler.

**Utility: 7'7" (2.30m) x 5'3" (1.60m)**

Fitted with base cupboards & drawers, suspended wall cupboards with separate meter cupboard, plumbing for washing machine, tiled flooring and glazed window to front.

**Rear Garden:** A west facing mature & fully stocked rear garden providing a most pleasant setting whilst maintaining the maximum privacy with large paved patio overlooking the approx. 85ft long lawn, a variety of shrubs & trees, garden shed, surrounding fencing and side gates.



































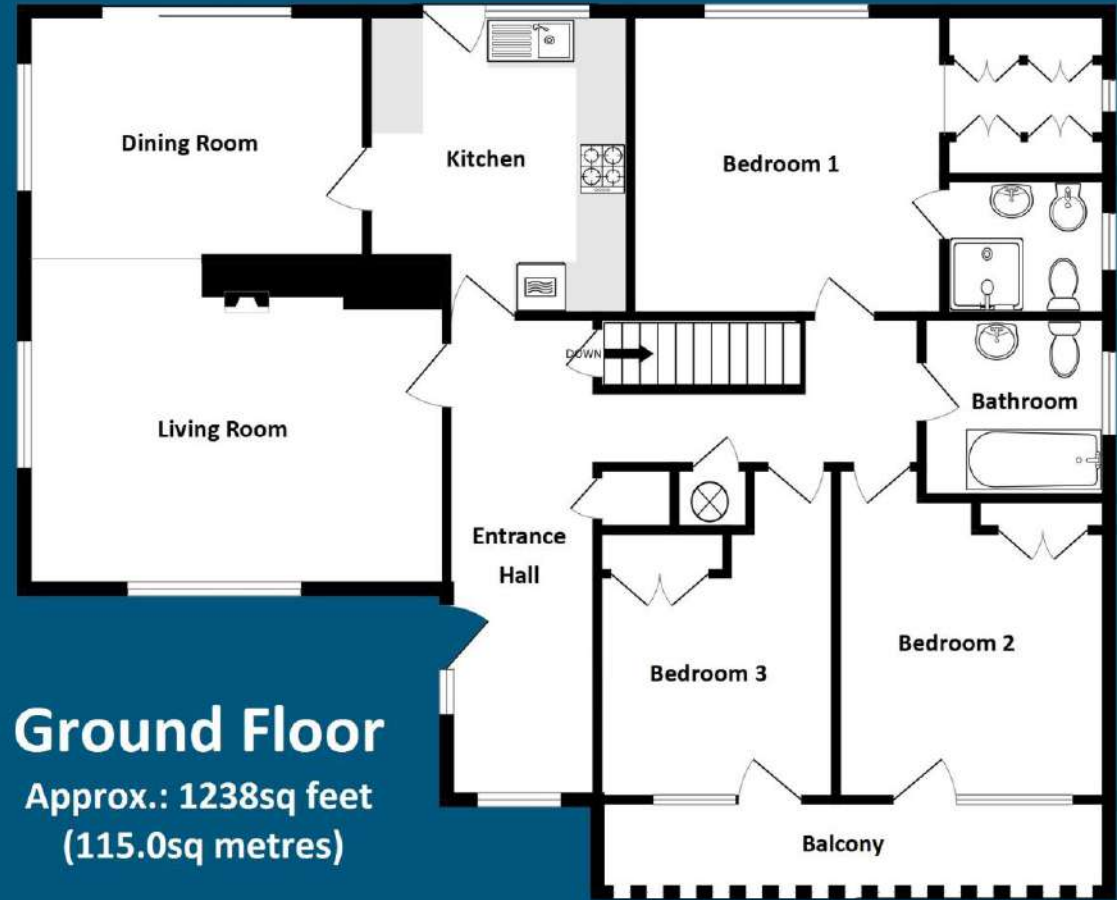


**Total Floor Area: 1668sq feet  
(155.0sq metres) Approx.**



## Lower Floor

Approx.: 431sq feet (40.0sq metres)



## Ground Floor

Approx.: 1238sq feet  
(115.0sq 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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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.
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