



*1 Sandy Lane, Tettenhall*

**THOMAS HARVEY**  
ESTATE AGENTS

# Character Three Bedroom Two Bathroom Period Semi Detached Residence, Situated In One Of The Most Sought After Locations In Tettenhall

**1 Sandy Lane, Tettenhall, Wolverhampton, WV6 9EB**

**Asking Price: £325,000**

**Tenure: Freehold**

**Council Tax: Band D - Wolverhampton**

**EPC Rating: D (57)**

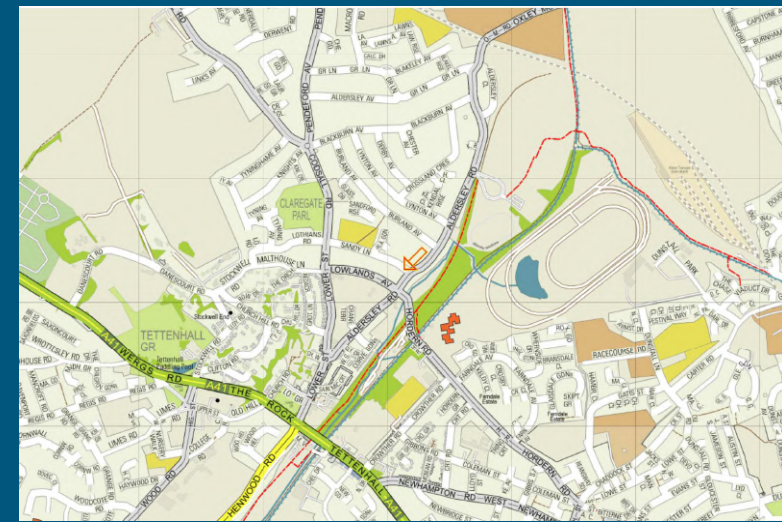
**Total Floor Area: 1345sq feet (125.0sq metres) Approx.**

Situated in one of the most sought after locations in Tettenhall and occupying a choice position, this distinctive & unique semi-detached property has been thoughtfully restyled to create superb living accommodation ideal as a spacious family house.

Redesigned to provide well planned living accommodation whilst incorporating a host of period & character features throughout, the deceptively spacious interior now features porch to reception hall with built in storage & panelled staircase, front sitting/ dining room/ home office, charming living room with period style fire place and a most impressive open plan I-shaped kitchen with dining area. The ground floor also includes a rear lobby/ utility and recently refitted luxury shower room. On the first floor, the landing leads to three good bedrooms and bathroom with traditional suite.

At the front of the property is an enclosed paved driveway providing off road parking and leads to the 27ft garage. A feature of the property is undoubtedly the mature landscaped rear garden which has been extensively landscaped to provide a most picture setting and whilst creating extremely useful outdoor useable space perfect for hosting summer garden parties.

Convenient for the majority of amenities and within walking distance of schools, shops & Claregate Park, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



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**Reception Porch:** Hard wood external front door. **Entrance Hall:** Internal hardwood glazed door, traditional style panelled staircase, radiator, picture rail, exposed beams & timber frames, built in pantry/cupboard under stairs and double glazed leaded window to front.

**Front Sitting Room:** 12'10" (3.90m max) x 11'2" (3.40m)

Radiator, wall light points, picture rail, beamed ceiling and double glazed leaded bow window to front.

**Rear Living Room:** 14'1" (4.30m) x 11'2" (3.40m)

Period style cast iron fireplace with tiled hearth and oak beam, wall light points, beamed ceiling, picture rail and internal hardwood glazed double doors to: **L Shaped Breakfast Kitchen:** 20'8" (6.30m max) x 18'1" (5.50m max) Fitted with an extensive suite of matching wood units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers and matching worktops, recess and gas point for double width cooker with stainless steel extractor hood over, built in dishwasher, concealed plumbing for washing machine, radiator, wall light points, beamed ceiling, recessed ceiling spot lights, black glazed brick effect tiled splashbacks, slate style tiled flooring, double glazed leaded window to rear and matching bow window.

**Rear Lobby/ Utility:** 6'11" (2.10m) x 4'11" (1.50m)

Tiled splash backs, ceramic tiled flooring and double glazed leaded door to rear.

**Downstairs Shower Room:** 6'11" (2.10m) x 5'7" (1.70m) Recently refitted with a modern white suite comprising corner shower unit, vanity unit, low level WC, radiator and chrome heated towel rail, marble effect tiled walls & flooring, extractor fan and double glazed leaded window to side.

**First Floor Landing:** Loft hatch, wall light points, built in cloaks cupboard and beamed ceiling.

**Bedroom One:** 14'1" (4.30m) x 11'4" (3.45m)

Brick fireplace, radiator, beamed ceiling and double glazed leaded window to rear.

**Bedroom Two:** 11'4" (3.45m) x 10'4" (3.15m)

Period fireplace, radiator, beamed ceiling and double glazed leaded window to front.

**Bedroom Three:** 9'10" (3.00m) x 7'3" (2.20m)

Radiator and double glazed leaded window to rear.

**Bathroom:** 7'1" (2.15m) x 6'7" (2.00m)

Traditional white suite comprising panelled bath, pedestal wash hand basin, low level WC, radiator, part tiled walls, oak panelled wall, beamed ceiling, laminate flooring and double glazed leaded window to front.

**Tandem Garage:** 26'3" (8.00m) x 10'4" (3.15m)

Power, lighting, side opening double garage doors, skylight, wall mounted gas fired central heating boiler and rear door to garden. **Rear Garden:** Beautifully landscaped rear garden providing a most pleasant setting and comprising full width patio with dwarf wall and steps to centre lawn, flowering borders with a variety shrubs & trees, rear gravelled area with timber pergola, green house, garden shed and surrounding fencing and hedging.







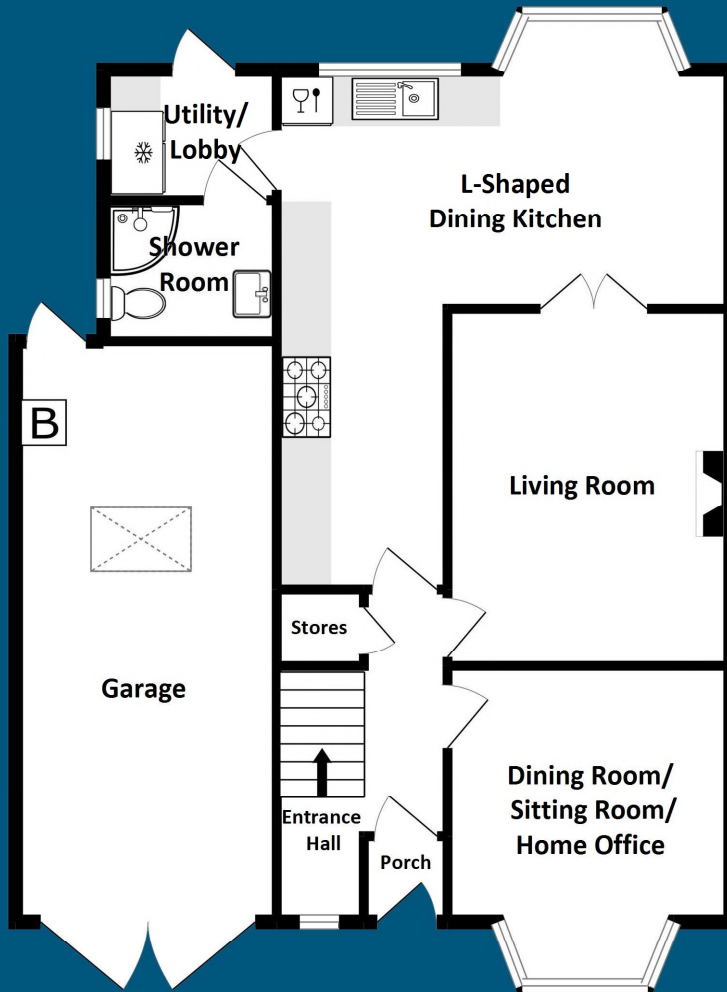








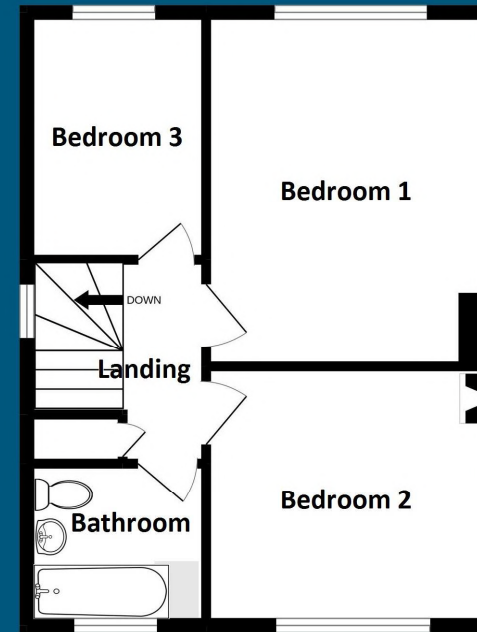




### Ground Floor

Approx.: 904sq feet (84.0sq metres)

**Total Floor Area: 1345sq feet  
(125.0sq metres)**



### First Floor

Approx.: 441sq feet (41.0sq 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.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

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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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