



Chestnut Green, 86 Woodthorne Road South

THOMAS HARVEY
ESTATE AGENTS

A Most Distinctive & Individually Designed Four Bedroom Three Bathroom Detached Family House In A Favoured Location In Tettenhall Being A Fine Example Of Its Type!

Chestnut Green, 86 Woodthorne Road South, Tettenhall, Wolverhampton, WV6 8SW
Asking Price: £670,000

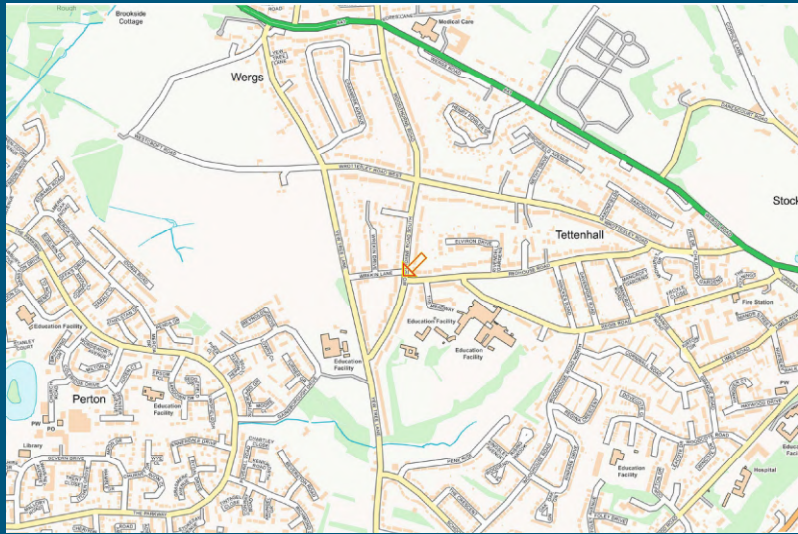
Tenure: Freehold
Council Tax: Band F – Wolverhampton
EPC Rating: D (60)
Total Floor Area: 2,574.7sq feet (239.2sq metres)

Situated in one of the most sought after locations in Tettenhall and enjoying a prominent corner position on both Woodthorne Road South & Wrekin Lane, this most distinctive detached property has been extensively redesigned over the years to a very high specification providing luxurious accommodation throughout, undoubtedly a superb illustration of an outstanding family home!

Internal inspection of the well-planned interior at approx. 2,574.7sq feet (239.2sq metres) will reveal a number of attractive & individual features throughout, No 86 is ideal for purchasers requiring a high quality home, ready to just move into.

Neatly decorated throughout with an elegant décor & no expense spared including quality carpets & Karndean flooring in most rooms, the interior includes a reception porch to the entrance hall, an impressive 28ft through living room, separate dining room and internal double doors lead to the striking breakfast kitchen, fitted by well-known local firm, Dayrooms, and creating an excellent space to entertain large families or guests. Adjacent to the kitchen is a side lobby providing access to the front & rear with storage area having built in cupboards, a fitted cloakroom and utility. The ground floor also features a large sitting room with vaulted ceiling and cast iron spiral staircase leading to the first floor area which could be used as a fourth bedroom or home office and has a useful ensuite shower room. This unique space is ideal for purchasers requiring a separate living area for aged relatives, independent teenagers or for occupation purposes. From the main entrance hall, an L-Shaped staircase leads to the first floor landing with superior family bathroom, two double bedrooms and a further ensuite shower room leads to the 19ft master bedroom having the charming feature of a balcony overlooking the picturesque rear garden. Screened from the road via hedging, the block paved driveway provides off parking for several cars, having a further parking bay at side and a separate carport leading to the garage with remote controlled shutter door. A feature of the property is undoubtedly the south-west facing fully stocked rear garden measuring at approximately 110ft long, creating a most pleasing and tranquil setting, great for children and entertaining whilst offering the maximum privacy.

The area is served well for primary & secondary schools, regular bus routes and convenient distance to Tettenhall Village with the amenities therein. An excellent example of its type and a unique opportunity, viewing is highly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Reception Porch: PVC double glazed door and matching side windows, wall light point and Karndean flooring.

Entrance Hall: Internal hardwood opaque glazed door with matching side window, covered radiator, coved ceiling, Amtico flooring, built in cloaks cupboard and staircase to first floor.

Living Room: 27'9" (8.45m) x 14'9" (4.49m)

Marble fireplace & hearth with decorative surround & gas coal fire, two covered radiators, period style coved ceiling, double glazed window to front and full width double glazed patio doors to rear with matching side window.

Dining Room: 14'3" (4.34m) x 11'2" (3.40m)

Covered radiator, coved ceiling, recessed ceiling spotlights, double glazed picture window to rear and internal hardwood double doors to kitchen.

Breakfast Kitchen: 20'11" (6.38m) x 11' (3.35m)

Fitted with a matching suite of bespoke units designed by Dayrooms Kitchens and comprising a range of base cupboards & drawers with matching granite worktops including a matching central island with cabinets & drawers, suspended wall cupboards with display lighting, stainless steel 1½ drainer sink unit with chrome mixer tap, built in appliances include, fridge, dishwasher, Bosch double electric oven & combination microwave oven/ grill & 4-ring electric hob, covered radiator, recessed ceiling spotlights, coved ceiling, Amtico flooring, walk in pantry and double glazed window to front with matching patio doors to rear garden.

Side Lobby: Radiator, Karndean flooring, hardwood glazed door to front courtyard and matching glazed door with side window to rear.

Storage Area: Full width floor to ceiling built in cupboards, radiator and Karndean flooring.

Fitted Cloakroom: Low level WC, sink unit, chrome heated towel rail, part tiled walls, extractor fan and Karndean flooring.

Utility: 9' (2.75m) x 5'7" (1.70m)

Built in base cupboards & drawers with laminate worktops, stainless steel single drainer sink unit, suspended wall cupboards, plumbing for washing machine, tiled flooring and glazed window to front.

Sitting Room: 20'2" (6.14m) x 11' (3.35m)

Radiator, wall mounted electric heater, recessed ceiling spotlights, Karndean flooring, double glazed picture window to rear with side door and internal cast iron spiral staircase to first floor/ bedroom four.

First Floor Landing: Built in storage, Karndean flooring and double glazed window to front.

Family Bathroom: Fitted with a bespoke superior suite comprising panelled bath with spa function, vanity unit with storage & recessed WC, matching mirrored suspended wall cupboards with spotlights, chrome heated towel rail, tiled walls, recessed ceiling spotlights, Karndean flooring and double glazed opaque window to side.

Bedroom One: 18'5" (5.62m) x 12'5" (3.78m)

Three radiators and full width double glazed picture window with sliding door to balcony.

Ensuite: Fitted with a custom-made suite comprising double shower enclosure with chrome power shower & marble effect PVC panelled walls, dressing table / vanity unit with wash hand basin, chrome mixer tap, cupboards & drawers, radiator, chrome heated towel rail, part tiled walls, recessed ceiling spotlights, Karndean flooring and double glazed opaque window to front.

Bedroom Two: 14'5" (4.41m) x 11'5" (3.47m)

Radiator and double glazed window to rear.

Bedroom Three: 11'5" (3.47m) x 11' (3.35m)

Radiator, loft hatch, built in airing cupboard housing hot water system, double glazed window to rear and internal access to:

Bedroom Four/ Home Office: 15'8" (4.77m) x 11' (3.35m)

Radiator, built in wardrobes, coved ceiling, double glazed window to front and matching skylights to rear. **Ensuite Shower Room:** Fitted with a white suite comprising corner shower enclosure with power shower, low level WC, sink unit, chrome heated towel rail, recessed ceiling spotlights, extractor fan, Karndean flooring and opaque window to rear.

Outside

From the driveway is a covered parking pay at side and at the front, a carport leads to the **Garage: 17'5" (5.31m) x 10'3" (3.13m)** Remote controlled roller shutter garage door, power, lighting, shelving and side door to courtyard.

Rear Garden: Enjoying a south west facing aspect and at approx. 110ft long, the rear garden includes a full width paved patio area with further covered terrace & brick barbecue area, shaped centre lawn, flowering borders with a variety of shrubs & trees, summerhouse, exterior power, lighting & water supply, surrounding fencing, hedging and side gate leading to parking bay.









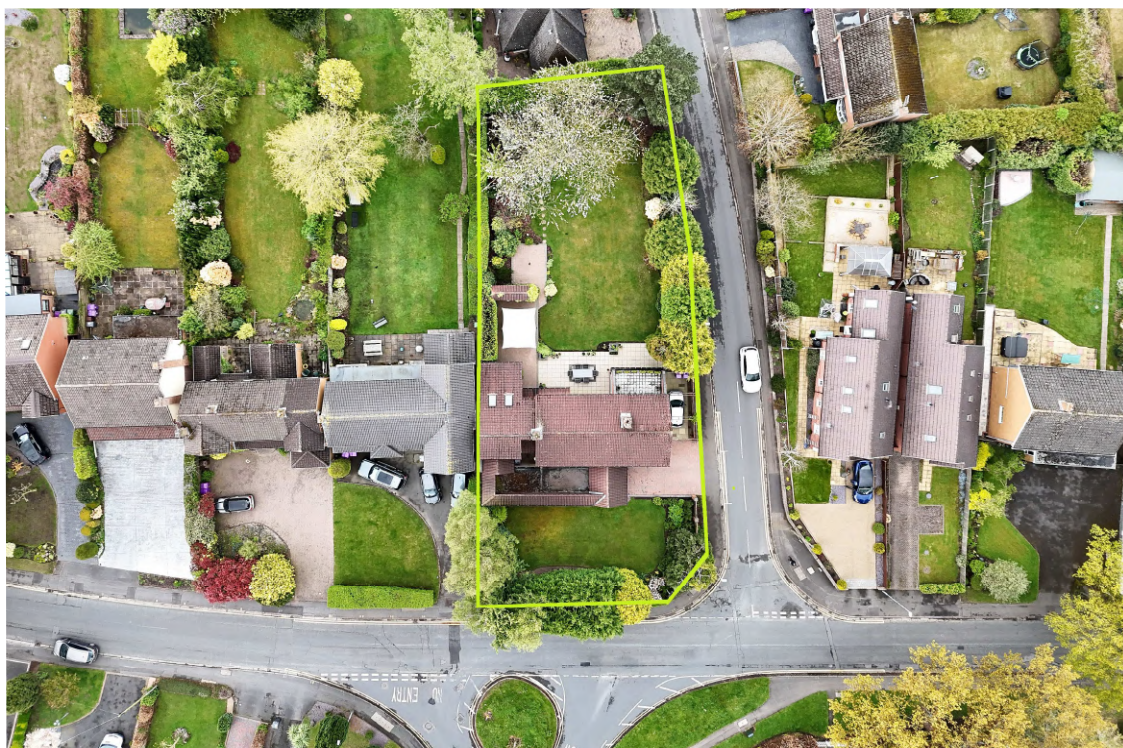








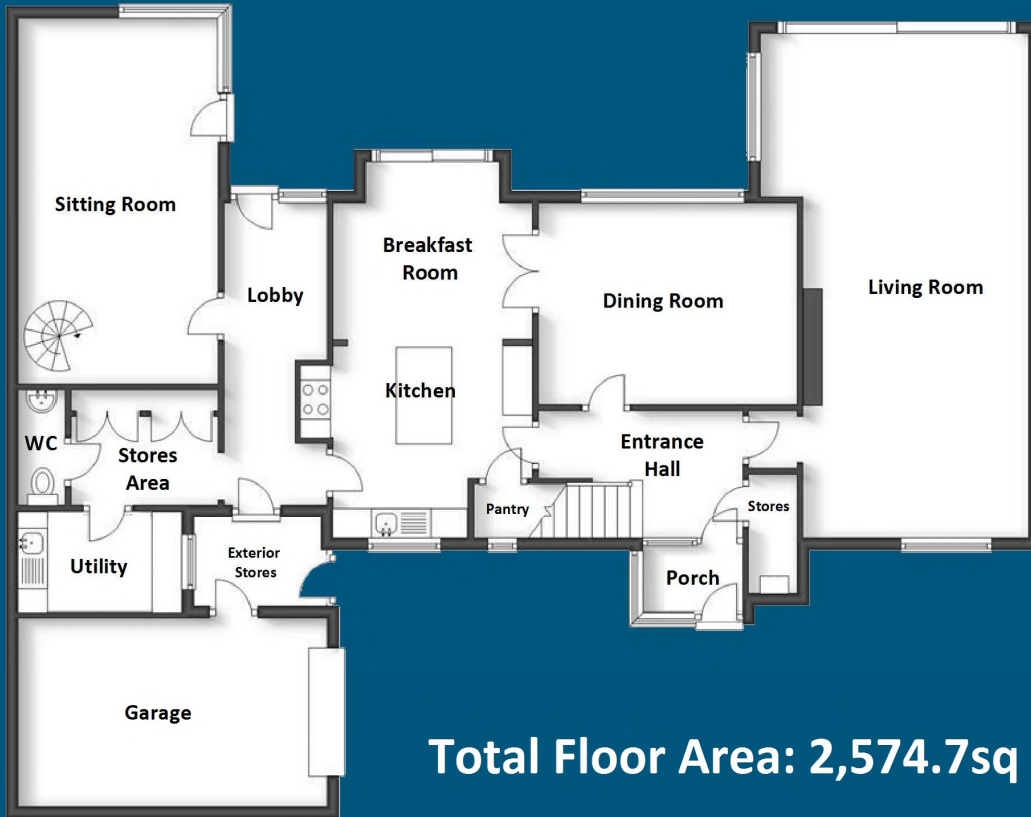






Ground Floor

Approx.: 1559.8sq feet (144.9sq metres)



First Floor

Approx.: 1014.8sq feet (94.3sq metres)



Total Floor Area: 2,574.7sq feet (2,574.7sq metres) 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.

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

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
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.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.