



15 Kinfare Drive, Tettenhall

**THOMAS HARVEY**  
ESTATE AGENTS



# A Most Deceptive Three Bedroom Semi Detached House, Offering A Spacious & Well Planned Design With Tremendous Potential To Restyle & Reconfigure To Own Requirements

**15 Kinfare Drive, Tettenhall, Wolverhampton, WV6 8JW**

**Asking Price: £250,000**

**Tenure: Freehold**

**Council Tax: Band C – Wolverhampton**

**EPC Rating: C (72) No: 0340-2242-7360-2094-3915**

**Total Floor Area: 1270sq feet (118.0sq metres) Approx.**

**No Upward Chain**

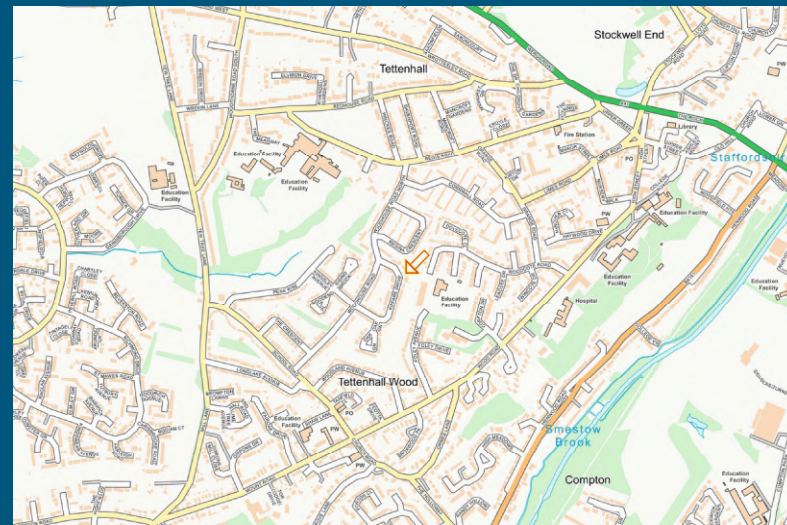
**Services: We are informed by the Vendors that all main services are installed**

Occupying a choice position in a most favoured residential area and within easy walking distance of the majority of amenities including excellent local schools & shops, this deceptive semi-detached house is a superb example of its type ideal for buyers looking for a property to restyle to own requirements.

Originally constructed to a well-planned and spacious design, the accommodation includes side entrance hall with stairs to first floor, front living room and traditional kitchen with walk in pantry & open entry to dining room. The ground floor also benefits from a rear lobby with downstairs WC & large garden stores room, therefore offering tremendous potential to extend & reconfigure the ground floor to create an open plan living area (Subject to Planning Permission). On the first floor there are three bedrooms, with two being of a particular good size and a traditional bathroom. At the front of the property is a driveway providing ample off road parking and leads to the garage at side. A feature of No 15 is certainly the mature & fully stocked rear garden measuring at 100ft long (max approx.) and providing the maximum privacy whilst creating a pleasant backdrop with a scenic outlook over rear woodland.

Although the property conveys a rural setting, Kinfare Drive is still extremely convenient for the majority of amenities including local schools in both sectors, Penk Rise fields/ park, together with the facilities at Tettenhall Wood, Perton Centre and of course Tettenhall Village. The city centre is also only 2 miles away, perfect for commuting to principal towns.

Offered with no upward chain, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall: 12'0" (3.65m) x 3'3" (1.00m)**

Hardwood glazed front door, radiator, L-Shaped staircase to first floor with storage cupboard below and double glazed opaque window to side.

**Living Room: 14'6" (4.42m into bay) x 14'5" (4.40m)**

Brick fireplace with tiled hearth & gas fire, two radiators and double glazed picture window to front.

**Kitchen: 11'4" (3.45m) x 9'6" (2.90m)**

Fitted with a traditional suite of laminate units comprising stainless steel single drainer sink, base cupboards, drawers & suspended wall cupboards, worktops, tiled fireplace with gas fire, gas point for cooker, radiator, walk in pantry, coved ceiling, double glazed window to rear, internal hardwood glazed door to lobby and open archway to:

**Dining Room: 9'10" (3.00m) x 9'4" (2.85m)**

Radiator, built in cupboard, coved ceiling and double glazed window to front.

**Rear Lobby: 11'8" (3.55m) x 9'10" (3.00m)**

Glazed doors to rear garden & side driveway with downstairs WC and Garden Stores: with glazed window to rear.

**First Floor Landing:** Loft hatch, double glazed window to rear and floor to ceiling built in double airing cupboard housing wall mounted gas fired Worcester central heating boiler,

**Bedroom One: 13'1" (4.00m) x 11'6" (3.50m)**

Radiator and double glazed window to front.

**Bedroom Two: 12'0" (3.65m) x 9'10" (3.00m)**

Radiator, wall light point and double glazed window to front.

**Bedroom Three: 11'4" (3.45m) x 6'7" (2.00m)**

Radiator and double glazed window to rear.

**Bathroom: 6'7" (2.00m) x 5'11" (1.80m)**

Fitted with a coloured suite comprising panelled bath with electric power shower over, pedestal wash hand basin, low level WC, radiator, tiled walls, vinyl flooring, extractor fan and double glazed opaque window to side.

**Garage: 16'5" (5.00m) x 9'10" (3.00m)**

Up & Over garage door, power, lighting and glazed window to rear.

**Rear Garden:** Enjoying an east facing aspect and measuring at impressive space of approx. 3,400sq feet, creating a mature and picturesque setting, the garden includes paved patio, shaped lawns with paths, flowering borders & beds with a variety of shrubs & trees, surrounding fencing & hedging and adjacent woodland.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.





























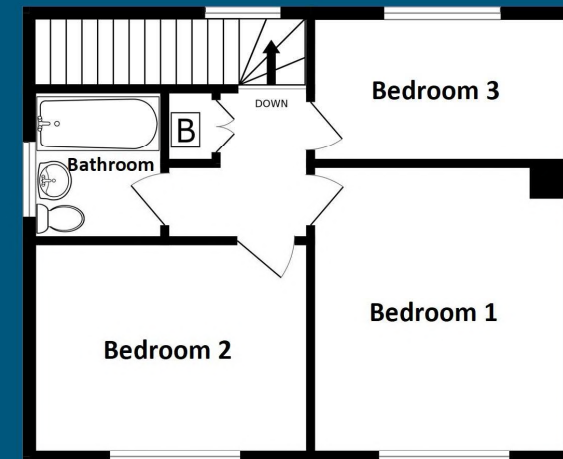




**Total Floor Area Approx.: 1270sq  
feet (118.0 sq metres)**



**Ground Floor**  
Approx.: 797sq feet (74.0 sq metres)



**First Floor**  
Approx.: 474sq feet (44.0 sq metres)

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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