



4 Dovedale Road, Ettingshall Park

THOMAS HARVEY
ESTATE AGENTS

A Deceptive Four Bedroom Detached Family House, Occupying A Choice Corner & Prominent Position, In One Of The Areas Favoured Locations & Features A Neatly Decorated Interior

4 Dovedale Road, Ettingshall Park, Wolverhampton, WV4 6RA

Asking Price: £375,000

Tenure: Freehold

Council Tax: Band D - Wolverhampton

EPC Rating: C (73) No: 6634-5026-8300-0517-9296

Total Floor Area: 1378sq feet (128.0sq meters) Approx.

No Upward Chain

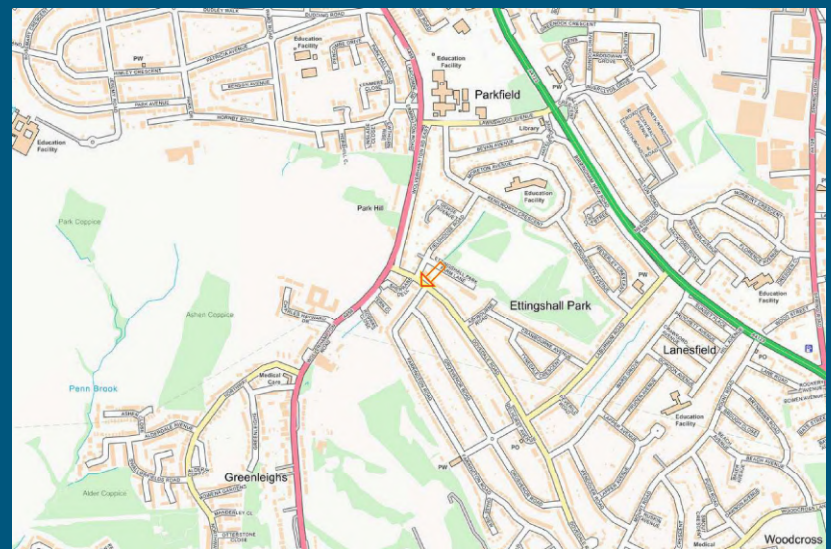
Services: We are informed by the Vendors that all main services are installed

Situated in one of the most favoured locations in the area and enjoying a prominent corner position, this charming and well-designed detached property has been restyled by the present owners to create a most impressive and spacious family home.

In recent years, 4 Dovedale Road has been refurbished to a most attractive standard providing a host of high quality fittings throughout, with no expense spared! Deceptive externally, viewing is essential to appreciate the spacious living accommodation which is stylishly appointed throughout incorporating many striking features. These include a new white shower room, quality carpets & flooring, fresh neutral décor throughout, a number of fitted window blinds and a brand new modern kitchen refitted with a gloss grey suite.

Having the benefit of gas central heating & double glazing the accommodation includes porch to entrance hall, front sitting/ dining room, extended rear living room and a refitted kitchen with a matching suite of modern grey units. Adjacent is a rear lobby with fitted cloakroom and provides internal access into the tandem garage. On the first floor there are four bedrooms, a useful walk in storage/ wardrobe and a smart shower room with separate WC. At the front of the property is a double width block paved driveway providing ample off road parking and of course leads to the garage with a separate storage room. The gardens are certainly a special feature of No 4, having been landscaped to provide a charming setting and with a most pretty south facing enclosed rear garden, perfect for summer parties/ barbeques.

Not only is the area served well by parks & playing fields, schooling in both sectors, local bus routes & shopping facilities, Dovedale Road is also within easy distance of both the city centre and the Birmingham New Road, therefore useful for commuting to principal towns & cities. Offered with No Upward Chain, internal inspection is highly recommended of this first class family home!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	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 leaded sliding door with matching side window, wall light point and laminate effect vinyl flooring.

Entrance Hall: 14'5" (4.40m) x 6'3" (1.90m)

Internal hardwood door with opaque glazed windows, radiator and stairs to first floor with built in storage cupboard below.

Front Sitting/ Dining Room: 13'1" (4.00m into bay) x 12'0" (3.65m)

Feature full width York stone fireplace with display niches, radiator, wall light points and double glazed bay window to front.

Living Room: 18'1" (5.50m) x 13'1" (4.00m into bay)

York stone fireplace with laminate plinth & hearth with coal effect fire, two radiators, wall light points, coved ceiling, double glazed bay window to side and French doors to rear garden.

Kitchen: 13'0" (3.95m) x 7'1" (2.15m)

Refitted with a matching suite of modern grey gloss units comprising stainless steel 1½ drainer sink unit with matching mixer tap, a range of base cupboards & drawers with laminate worktops, suspended wall cupboards, built in electric oven, 4- ring induction hob with stainless steel extractor hood over, fridge & freezer, radiator, laminate effect vinyl flooring and double glazed window to rear.

Rear Lobby: Laminate effect vinyl flooring and PVC double glazed opaque door to rear.

Fitted Cloakroom: Fitted with a white suite including low level WC, sink unit, part tiled walls, laminate effect vinyl flooring and extractor fan.

Garage: 21'4" (6.50m) x 8'0" (2.45m)

'Up & Over' garage door, wall mounted gas fired central heating boiler, plumbing for washing machine, power, lighting and double glazed window to rear.

First Floor Landing: Walk in wardrobe/ storage area.

Bedroom One: 13'1" (4.00m) x 11'2" (3.40m)

A range of built in furniture including triple double wardrobes with overhead stores, drawers & bedside tables, radiator and two double glazed windows to front.

Bedroom Two: 11'0" (3.35m) x 10'10" (3.30m)

Radiator, loft hatch and double glazed windows to rear & side.

Bedroom Three: 10'2" (3.10m) x 6'11" (2.10m)

Radiator, built in cupboards and shelving and double glazed windows to front.

Bedroom Four: 8'10" (2.70m) x 7'10" (2.40m)

Radiator, coved ceiling and double glazed window to side.

Shower Room: 7'10" (2.40m) x 6'11" (2.10m)

Fitted with a new smart white shower suite comprising walk in shower with chrome overhead shower & separate handheld spray, vanity unit, built in double airing cupboard with radiator, tiled walls & flooring, chrome heated towel rail with radiator, wall mounted mirror with light over and double glazed opaque window to rear. **Separate WC:** Low level WC, radiator, laminate effect vinyl flooring and double glazed opaque window to rear.

Outside Storage: Lighting, shelving, vinyl flooring and PVC double glazed door to front.

Gardens: As the property enjoys a generous corner plot of approx. 6,576sq feet, there is a most pleasant outlook over the neatly landscaped gardens which further benefits from a south facing enclosed garden with a full width paved patio with sandstone style slabs, centre shaped lawn, raised flower beds with a variety of shrubs & trees, path leading to summerhouse, a number of garden storage units, surrounding fencing and side gate leading to front driveway.

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.









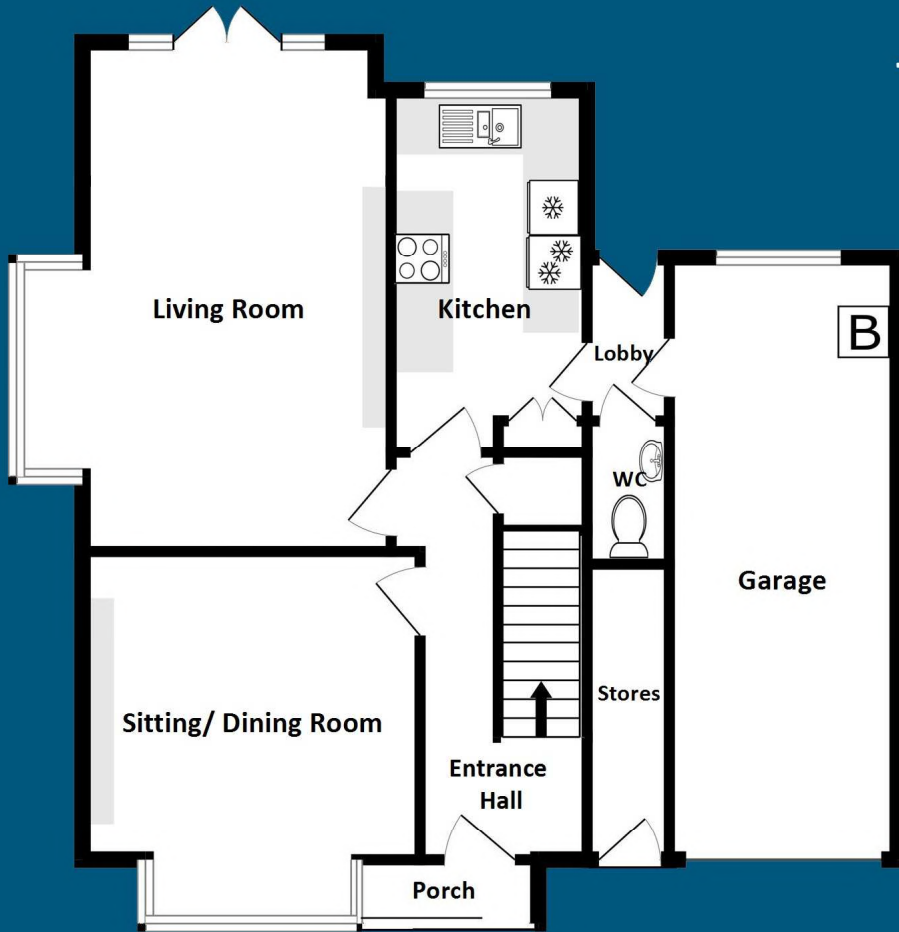




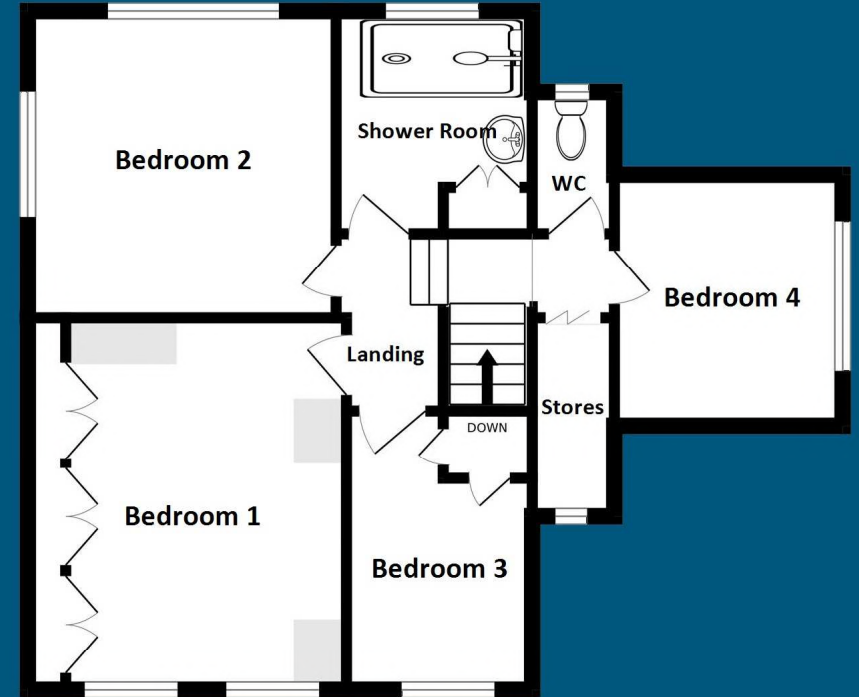




Total Floor Area: 1378sq ft. (128.0sq.m.) Approx.



Ground Floor
Approx.: 818sq ft. (76.0sq. m.)



First Floor
Approx.: 560sq ft. (52.0sq. m.)

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.
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