



22 Lowlands Avenue, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Deceptive & Well Designed Three Bedroom Two Bathroom Detached Property. In A Favoured Residential Area With Tremendous Potential For Buyer To Restyle To Own Requirements

22 Lowlands Avenue, Tettenhall, Wolverhampton, WV6 9PA
Asking Price: £295,000

Tenure: Freehold
Council Tax: Band C – Wolverhampton
EPC Rating: D (58) No: 2092-3039-2206-2874-2200
Total Floor Area: 1066sq feet (99.0sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

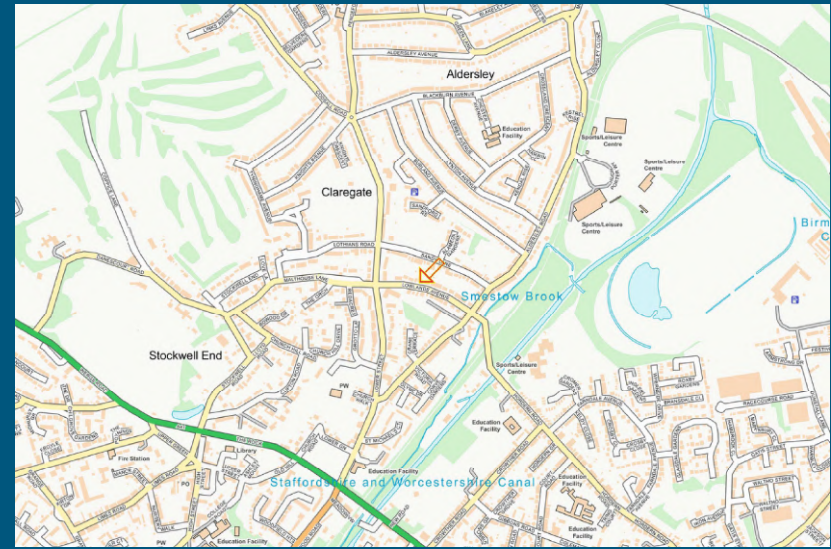
Situated in a favoured address located just off Lower Street and therefore in one of the most sought after locations in Tettenhall, this individually designed detached house offers a deceptive interior with internal inspection highly recommended to appreciate the tremendous potential the property has to offer.

Ideal for purchasers requiring a property to restyle to own requirements, the accommodation which has been built to utilise the maximum space, also offers host a number of distinctive features throughout creating a fantastic opportunity to redesign the spacious interior.

The present layout includes reception hall with staircase to first floor and useful cloaks cupboard, a front living room, separate dining room and breakfast kitchen with a matching suite of units. Adjacent is a useful conservatory which overlooks the rear garden and has a fitted cloakroom off. This rear space could quite easily be reconfigured to create a large open plan living space with kitchen (Subject to Planning Permission). On the first floor there are three double bedrooms with the rear having an ensuite shower room and the family bathroom is fitted with a white suite. At the front of the property is a double driveway providing ample off road parking. As the property occupies a long plot of approx. 120sq feet, the rear garden is certainly a feature of No 22 having been landscaped to provide a most pleasant setting, 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 is only three miles from the M54 motorway, making an easy commute for principal towns & cities.

A fine example of its type & perfect for buyers requiring the accommodation of a good size house, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Hall: 12ft (3.65m) x 6'3" (1.90m)

Composite double glazed side door with matching opaque side window, radiator, wood flooring and C-Shaped staircase to first floor with built in storage cupboard below.

Living Room: 13'5" (4.10m into bay) x 12ft (3.65m)

Stone style fireplace with matching hearth & gas coal fire, radiator, coved ceiling and double glazed bay window to front.

Dining Room / Sitting Room: 12ft (3.65m) x 9'10" (3.00m)

Radiator and PVC double glazed window to side.

Breakfast Kitchen: 12ft (3.65m) x 11'10" (3.60m)

Fitted with a traditional suite of oak style units comprising stainless steel 1½ drainer sink unit with chrome mixer tap, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, built in appliances include double oven, 4-ring gas hob with concealed extractor hood over, wall mounted gas fired Worcester central heating boiler, radiator, tiled flooring, hardwood double glazed bow window to side and internal hardwood double glazed window to rear with door to conservatory.

Conservatory / Sunroom: 8'2" (2.50m) x 7'10" (2.40m)

Ceiling spotlights, tiled flooring, hardwood double glazed windows with matching side door to garden.

Fitted Cloakroom: Low level WC, sink unit, radiator, tiled flooring and hardwood double glazed opaque window to side.

First Floor Landing: Loft hatch, radiator and double glazed opaque window to side.

Bedroom One: 12ft (3.65m max) x 11'10" (3.60m)

Radiator and hardwood double glazed window to rear. **Ensuite Shower Room: 7'10" (2.40m) x 3'3" (1.00m)** Fitted with a traditional suite comprising shower enclosure with electric power shower, sink unit, low level WC, radiator and double glazed opaque window to side.

Bedroom Two: 13'5" (4.10m into bay) x 12ft (3.65m)

Built in double twin wardrobes with overhead stores & dressing area, radiator and double glazed bay window to front.

Bedroom Three: 9'10" (3.00m) x 9'2" (2.80m)

Radiator and two double glazed windows to side.

Bathroom: 6'1" (1.85m) x 5'7" (1.70m)

Fitted with a traditional white suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level WC, chrome heated towel rail, part tiled walls, laminate effect vinyl flooring and double glazed opaque window to side.

Rear Garden: Neatly landscaped providing a most pleasant outlook with full width paved patio, brick dwarf wall & steps lead to raised lawn, flowering borders with a variety of shrubs & trees, rear patio with timber shed, surrounding fencing & hedging and exterior lighting.



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.







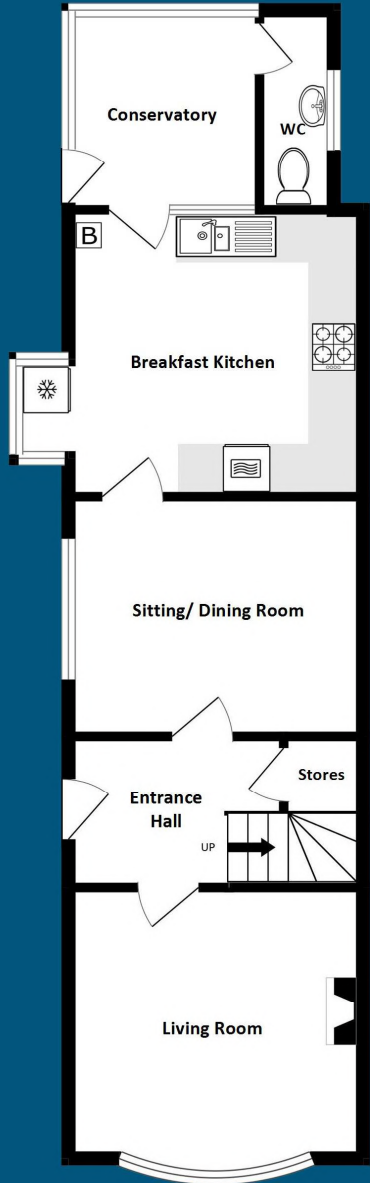






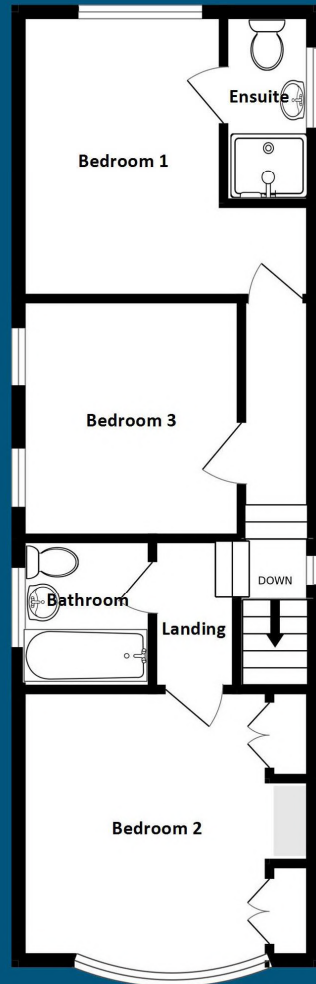






Ground Floor
Approx.: 592sq feet
(55.0sq metres)

**Total Floor Area: 1066sq feet
(99.0sq metres) Approx.**



First Floor
Approx.: 474sq feet
(44.0sq 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.
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