



3 Dippons Mill Close, Tettenhall

# A Distinctive & Well Designed Three Bedroom Detached House In A Small Select Cul De Sac Just Off Mount Road & Therefore In A Favoured Residential Area

**3 Dippons Mill Close, Tettenhall Wood, Wolverhampton, WV6 8HH**  
**Asking Price: £395,000**

**Tenure: Freehold**

**Council Tax: Band E – Wolverhampton**

**EPC Rating: D (64) No 0834-5326-4300-0945-9226**

**Total Floor Area: 1561sq feet (145.0sq meters) Approx.**

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

Occupying a choice & secluded cul-de-sac position in a popular area of Wolverhampton, located just off Mount Road and therefore extremely convenient for the majority of amenities, this individually designed detached house has been well maintained over the years to create a most attractive interior, an excellent example of a delightful family home.

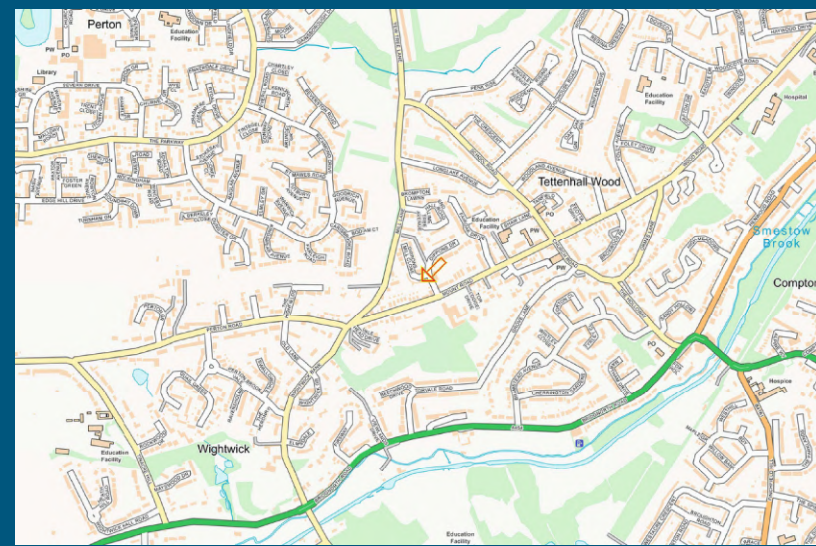
Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is stylishly appointed including quality carpets & flooring, simplistic décor throughout, a refitted family bathroom and a stunning private rear garden creating a most charming setting.

The well-designed interior incorporates porch to entrance hall with fitted cloakroom room, large dining room with double doors leading to the living room, creating an excellent space to entrain large families etc. The ground floor also has a breakfast kitchen with utility area and internal access to the double width garage with twin remote controlled doors. On the first floor, the landing leads to three bedrooms, all with built in wardrobes and a refitted family bathroom. At the front of the property is a double width paved driveway providing ample off road parking and of course leads to the garage.

The south facing enclosed rear garden has been landscaped to provide a pleasant outlook whilst maintaining the maximum privacy, with a large paved terrace, perfect for hosting summer parties.

Within walking distance of local schools, bus routes and schooling in both sectors, Dippons Mill Close is also convenient for Tettenhall Wood, Perton Centre, Tettenhall Village and the city centre is less than 2.5 miles away.

The gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 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 front door with matching side windows and tiled flooring.

**Entrance Hall: 6'3" (1.90m) x 5'9" (1.75m)**

Internal PVC double glazed opaque door with matching side windows, radiator, coved ceiling, laminate flooring and stairs to first floor.

**Fitted Cloakroom:** Fitted with a white suite comprising low level WC, vanity unit, radiator, slate style tiled flooring and double glazed opaque window to front.

**Dining Room: 13'9" (4.20m) x 13ft (3.95m)**

Radiator, wall light points, coved ceiling, built in storage cupboard under stairs, laminate flooring and double glazed patio doors to rear garden. Internal hard wood glazed opaque double doors lead to:

**Living Room: 17'5" (5.30m) x 11'4" (3.45m)**

Feature fireplace with granite hearth & gas coal fire, radiator, wall light points, coved ceiling and double glazed window to rear with matching patio doors to garden.

**Breakfast Kitchen: 11'6" (3.50m) x 10'6" (3.20m)**

Fitted with a matching suite of traditional wood units comprising stainless steel 1½ drainer sink unit, a range of base cupboards & drawers with matching worktops including breakfast bar, coved suspended wall cupboards with lighting, recess & gas point for cooker with extractor hood over. Built in appliances include dishwasher, fridge & freezer, recessed ceiling spotlights, tiled walls, utility area with plumbing for washing machine, ceramic tiled flooring, two double glazed leaded windows to front and built in pantry / storage room.

**Internal access leads to Double Garage: 16'5" (5.00m) x 15'5" (4.70m)**

Twin remote controlled Gorolla roller shutter doors, power, lighting, wall mounted gas fired Worcester central heating boiler and double glazed window to rear with matching door to garden.

**First Floor Landing:** Two double glazed opaque windows to side and built in airing cupboard with radiator & shelving.

**Bedroom One: 17'5" (5.30m) x 11'4" (3.45m max)**

Fitted with a range of built in furniture including wardrobes, drawers, base cupboards, matching bedside tables & dressing area, radiator, coved ceiling, wall light points and double glazed leaded window to side.

**Bedroom Two: 10'6" (3.20m) x 10'6" (3.20m)**

Built in double wardrobe, radiator, coved ceiling and double glazed leaded window to front.

**Bedroom Three: 10'6" (3.20m) x 7'7" (2.30m)**

Built in wardrobe, radiator, coved ceiling and double glazed leaded window to side.

**Bathroom: 10'6" (3.20m) x 6'7" (2.00m)**

Fitted with a modern white suite comprising panelled corner bath, separate shower enclosure with power shower, low level WC, pedestal wash hand basin, radiator, recessed ceiling spotlights, tiled walls & flooring and two double glazed opaque windows to side.

**Rear Garden:** Neatly landscaped with a large paved patio area, shaped lawn, flowering borders with bark chippings & timber sleepers, timber garden shed, rear hedging, surrounding fencing 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.











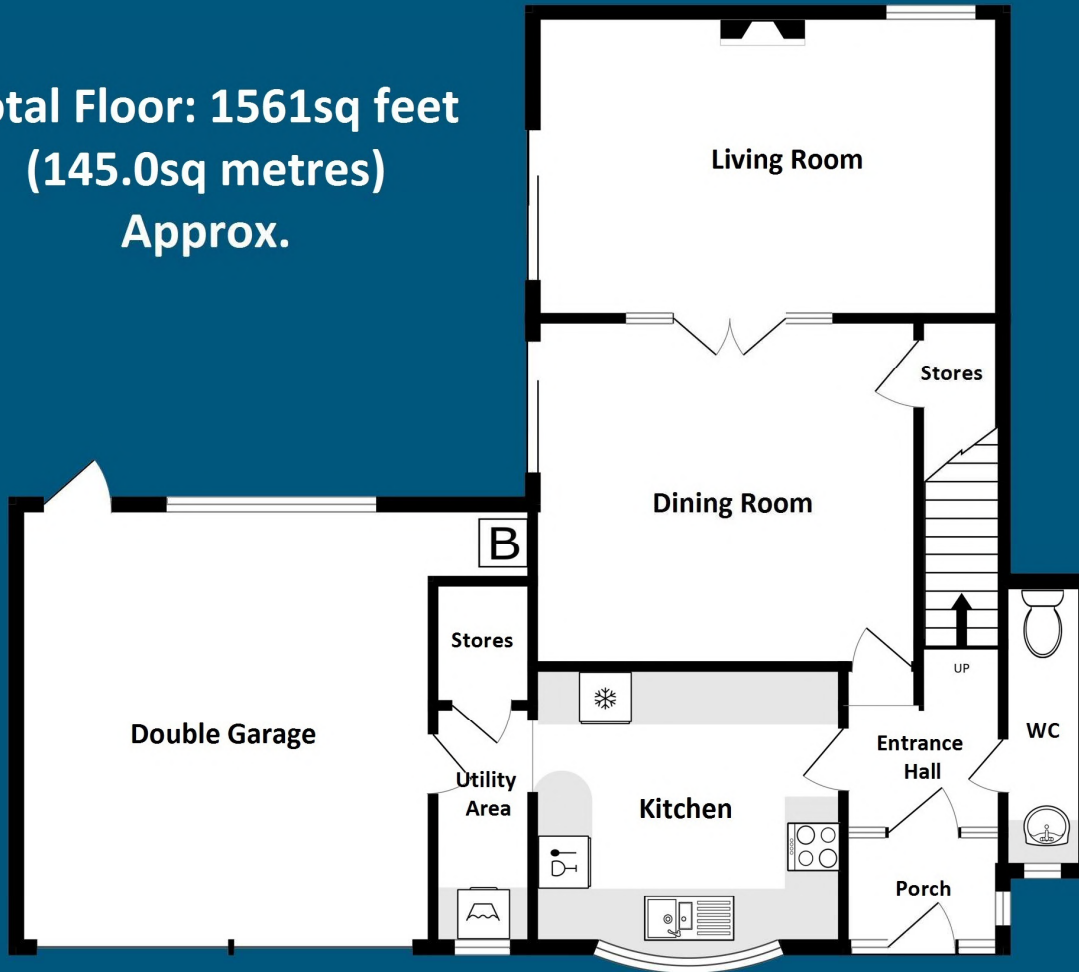




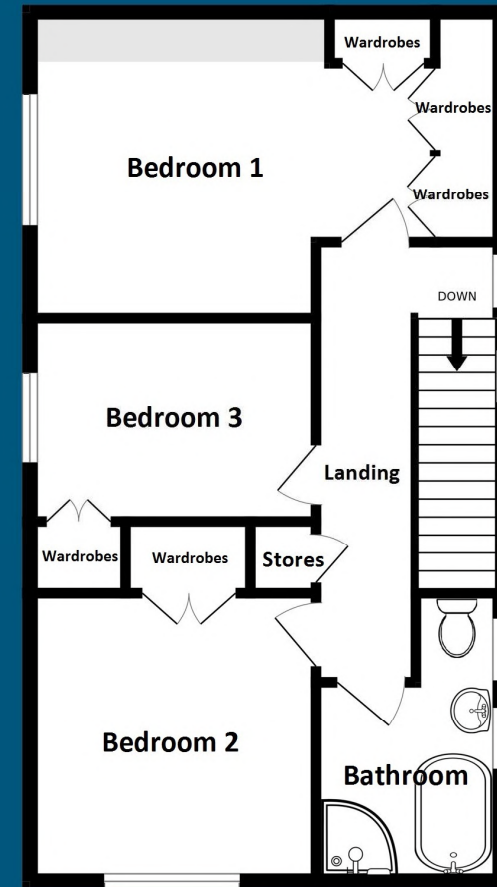




**Total Floor: 1561sq feet  
(145.0sq metres)  
Approx.**



**Ground Floor  
Approx.: 990sq feet (92.0sq metres)**



**First Floor  
Approx.: 570sq feet  
(53.0sq 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.**

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.