



28 Knights Avenue, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Beautifully Presented Four Bedroom Detached Family House,
In A Favoured Residential Area With A Stunning Private Rear
Garden

28 Knights Avenue, Tettenhall, Wolverhampton, WV6 9QA
Asking Price: £485,000

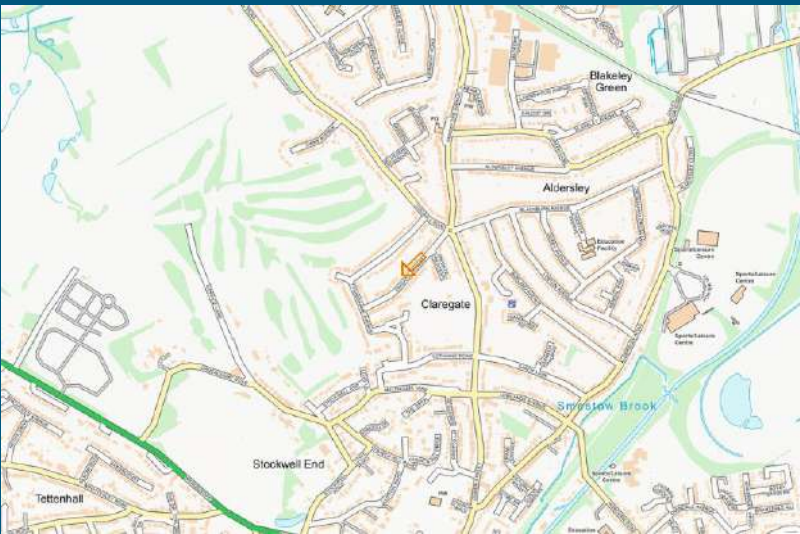
Tenure: Freehold
Council Tax: Band E – Wolverhampton
EPC Rating: D (65) No: 80987423-5820-0987-9992
Total Floor Area: 1,563sq.ft (145.2sq.m) Approx.
Services: We are informed by the Vendors that all main services are installed

Situated in one of the most favoured locations in Wolverhampton, just on the border of Tettenhall & Codsall, 28 Knights Avenue has been extensively extended and redesigned over the years to create an individual, first class family home with a number of high quality features throughout, with no expense spared.

Thoughtfully remodelled by the present owners to create a most attractive interior, at approx. 1,563sq. feet, the accommodation has been designed to utilise the maximum space with internal inspection essential to appreciate this exceptional property. Ideal for purchasers requiring a property, ready to just move into, viewing will reveal many appealing features including stylish décor throughout, quality carpets & flooring, a number of replaced windows & doors, refitted Worcester boiler, modern bathroom and feature stoves in both receptions rooms.

The accommodation now includes porch to welcoming entrance hall, fitted cloakroom, front dining/ sitting room, rear living room leading to conservatory and smart breakfast kitchen. From the entrance hall, a distinctive C-Shaped staircase leads to the first floor galleried landing with large stained glass picture window creating a lovely light area. On this level, there are four double bedrooms and a smart family bathroom. At the front of the house is a driveway providing off road parking and leads to the garage. A feature of No 28, is the approx. 65ft long fully stocked rear garden which provide a picturesque outlook and includes a large full width patio, excellent for summer entertaining!

Within walking distance of local shops, schools in both sectors & Bilbrook Train Station, Knights Avenue is only three miles from the M54 motorway and therefore ideal for commuting to principal towns. Viewing is highly recommended to appreciate this most delightful property!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: Composite double glazed front door & matching side windows with tiled effect vinyl flooring.

Entrance Hall: 6' 5" (1.98m) x 19'3"max (5.90m max)

Internal hardwood door with opaque leaded stained glass windows & matching side windows, covered radiator, coved ceiling, engineered wood flooring and C-Shaped staircase to first floor.

Fitted Cloakroom: Fitted with a modern white suite comprising low level WC, sink unit, built in base cupboards, white brick style tiled walls, laminate effect vinyl flooring and double glazed opaque window to rear.

Dining Room: 11'5" (3.48) x 11'11" (3.64m)

Open fireplace with oak mantle, slate hearth & remote controlled gas stove, covered radiator, , wall light points, coved ceiling, laminate flooring and double glazed bay window to front.

Living Room: 11'5" (3.48m) x 13'5" (4.10m)

Open fireplace with slate hearth & log burner stove, radiator, coved ceiling, engineered wood flooring and internal hardwood double gazed picture window with matching door to:

Conservatory: 11'5" (3.48m) x 11ft (3.35m)

Ceiling light & fan, covered radiator, fitted window blinds, laminate flooring and double doors to rear garden.

Kitchen: 8'5" (2.57m) x 15'10" (4.83m)

Fitted with a matching suite of white units comprising black composite 1½ drainer sink unit with matching mixer tap, a range of base cupboards & drawers with matching granite effect laminate worktops including full width breakfast bar, suspended wall cupboards, built in fridge & freezer, recess & gas point for double width cooker, stainless steel extractor hood, plumbing for both washing machine & dishwasher, radiator, recessed ceiling spotlights, display shelving, black gloss brick style tiled splashbacks, laminate flooring, double glazed opaque door to side and matching window to rear.

First Floor Galleried Landing: Feature stained glass leaded opaque picture window to rear, coved ceiling and loft hatch with pull down ladder.

Bedroom One: 11'7" (3.53m) x 13'5" (4.08m)

Built in full length wardrobes with drawers & LED lighting, radiator, laminate flooring and double glazed window to rear.

Bedroom Two: 11'7" (3.53m) x 11'11" (3.64m)

Radiator, coved ceiling, laminate flooring and double glazed window to front.

Bedroom Three: 15'4" (4.06) x 8'11" (2.73m)

Radiator, coved ceiling, laminate flooring and two double glazed windows to front.

Bedroom Four: 8'7" (2.63m) x 9'10" (2.99m)

Radiator, polished style laminate flooring and double glazed window to rear.

Bathroom: 8'7" (2.63m) x 6'2" (1.87m)

Fitted with a luxury modern suite comprising panelled bath with overhead shower unit, separate spray & screen, vanity unit with LED wall mounted mirror over, low level WC, chrome heated towel rail with radiator, white gloss brick style part tiled walls, recessed ceiling spotlights, extractor fan, laminate style vinyl flooring and double glazed opaque window to side.

Garage: 8'5" (2.57m) x 9'7" (2.91m)

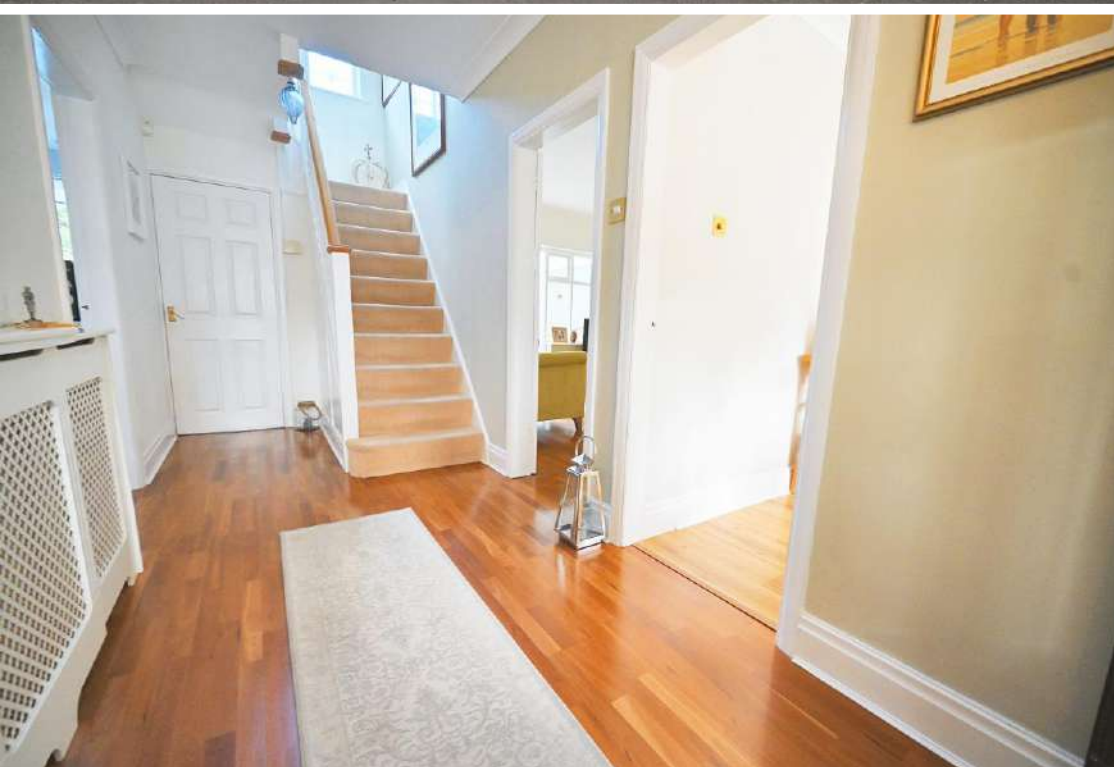
Up & over garage door, wall mounted gas fired Worcester central heating boiler, power, lighting and hardwood door with double glazed opaque window to side.

Rear Garden: Enjoying a most pleasant setting, the rear garden has been sympathetically landscaped to create a wonderful space and at approx. 65ft long includes full width paved terrace with dwarf wall, centre shaped lawn with flowering borders having timber sleepers & a variety of plants, wood stores, timber shed, surrounding fencing and side gate.

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.





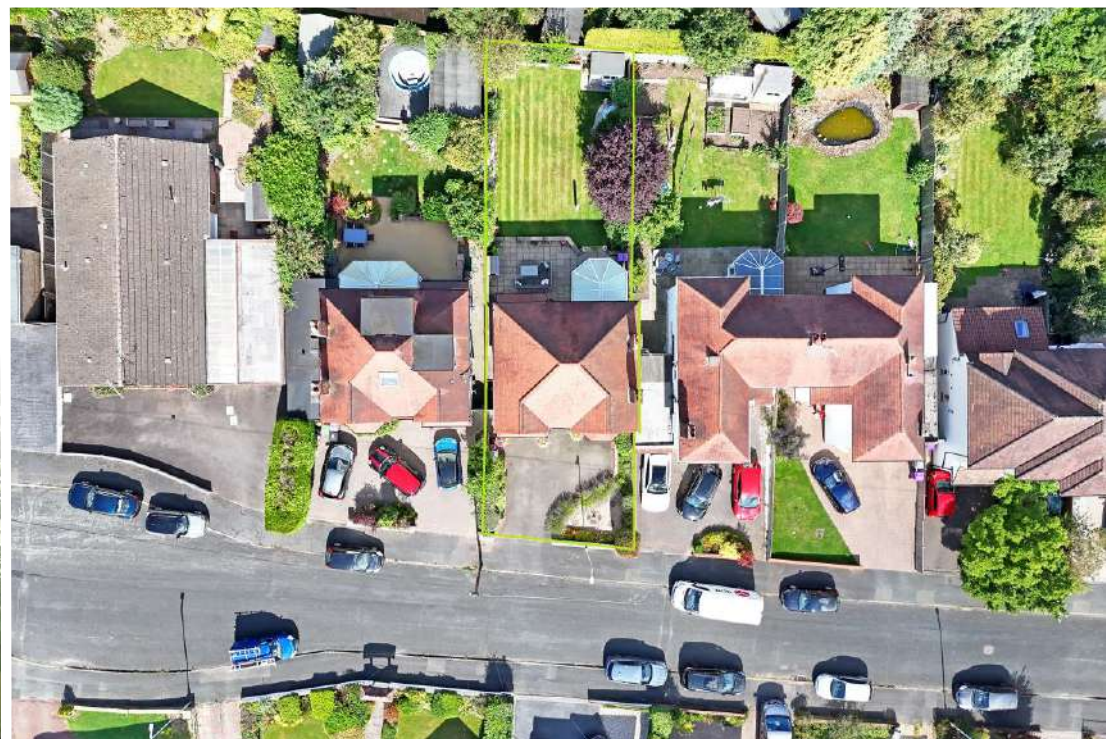












Ground Floor



First Floor



Total Floor Area: 1,563sq.ft (145.2sq.m.) 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.