



14 Glassford Drive, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Most Deceptive & Modern Five Bedroom Three Bathroom Detached Modern House. An Excellent Example Of A Family House With A Luxury Interior. In A Small Select Cul De Sac Location

14 Glassford Drive, Tettenhall, Wolverhampton, WV6 9JH
Asking Price: £489,950

Tenure: Freehold
Council Tax: Band D - Wolverhampton
EPC Rating: C (78) No: 9580-3042-5201-6794-0204
Total Floor Area: 1711 sq.ft (150.0sq.m.) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

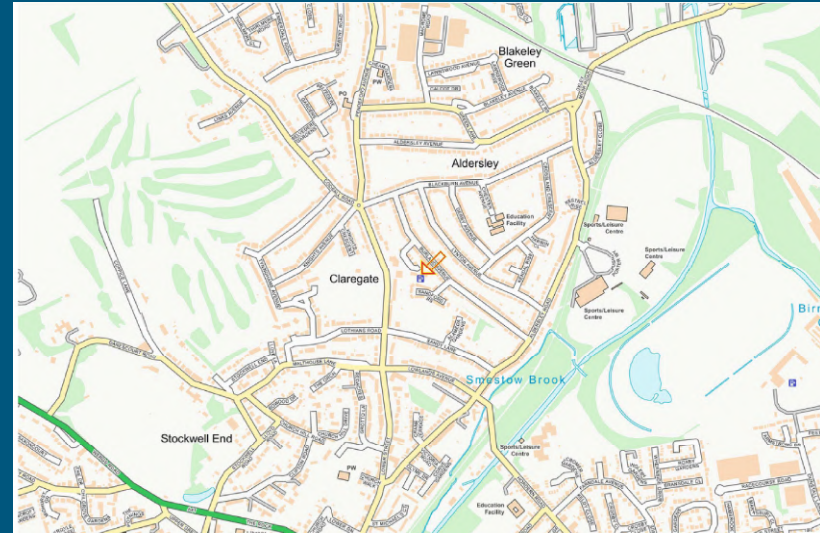
Occupying a choice position in this modern cul de sac and comprising of luxury detached houses located just off Burland Avenue and therefore in a very popular residential area, Glassford Drive is also most convenient for the majority of amenities and within easy walking distance of shops, bus routes, Claregate Park and popular schooling in both sectors.

An excellent example of its type with internal inspection essential to appreciate this superb deceptive modern detached house which is stylishly appointed throughout including high quality carpets & flooring, trendy décor, a number of doors & windows, luxury bathrooms and modern kitchen.

Although only constructed in 2004 to a thoughtful design, the current owners have extended and reconfigured the layout in recent years, to utilise the maximum space and creating a versatile living space. At approx. 1711 sq.ft., the interior includes entrance hall with cloaks cupboard & WC, a front sitting room which could be used for a multitude of purposes i.e. home office/ playroom and has internal double doors that lead to the 24ft living room with dining area. The space is perfect for entertaining large families & guest. The ground floor also includes a breakfast kitchen with an extensive range of modern laminate units. Originally the integrated garage, the area has now been converted to offer useful utility and spice kitchen, whilst keeping separate garage space at front for storage etc. On the first floor are five bedrooms with four being double sizes, two ensuite shower rooms and the family bathroom is fitted with a well appointed corner suite. At the front of the house is a block paved double width driveway providing ample off road parking. Another special aspect of the property is the south facing rear garden which has been landscaped to the optimum effect, creating a most pleasant setting whilst maintaining the maximum privacy and provides an excellent useable outdoor space, ideal for hosting summer garden parties!

Not only is Glassford Drive handy for a number of amenities, the property is only three miles from the M54 motorway and therefore an easy commute for principal towns & cities, together with both Codsall & Tettenhall close by including Bilbrook Train Station.

Perfect for purchasers requiring a striking home, ready to just move into, the gas centrally heated and double glazed interior includes:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 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

Entrance Hall: Composite double glazed leaded opaque door with matching side windows, covered radiator, coved ceiling, LVT flooring and staircase to first floor with built in storage/ cloaks cupboard below. **Downstairs WC:** Fitted with a modern white suite comprising low level WC, sink unit, radiator, LVT flooring and double glazed leaded opaque window to side.

Sitting Room: 13'5" (4.10m into bay) x 10'6" (3.20m)

Radiator, coved ceiling and double glazed leaded bay window to front. Internal glazed double doors lead to:

Open Living Room With Dining Area: 23'4" (7.10m max) x 20'4" (6.20m max)

Feature stone fireplace & hearth with electric coal effect fire, three radiators, coved ceiling, double glazed bifold doors to rear garden, double glazed leaded windows to front & rear with matching door to garden.

Breakfast Kitchen: 12'6" (3.80m) x 10'6" (3.20m)

Fitted with a matching suite of laminate units comprising stainless steel 1½ drainer sink unit with mixer tap, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, recess & gas point for double width cooker having extractor hood over, built in dishwasher & refrigerator, radiator, recessed ceiling spotlights, coved ceiling, LVT flooring and double glazed leaded window to rear with PVC side door.

Utility / Second Kitchen: 12'6" (3.80m) x 7'10" (2.40m)

Fitted with a new suite of matching light units comprising laminate worktops, suspended wall cupboards, stainless steel single drainer sink unit, 4- ring gas hob with stainless steel extractor hood over, plumbing & recess for both washing machine & dryer, wall mounted gas fired Worcester central heating boiler, radiator, laminate effect vinyl flooring and PVC double glazed opaque door to side. **Garage Stores:** 7'10" (2.40m) x 4'11" (1.50m)
'Up & over' garage door, power and lighting.

First Floor Landing: Built in airing cupboard, coved ceiling and loft hatch.

Bedroom One: 16'5" (5.00m max) x 13'5" (4.10m max)

Fitted with a range of built in furniture including wardrobes, overhead stores & bedside tables, radiator, coved ceiling and double glazed leaded window to front. **Ensuite:** 6'7" (2.00m) x 6'1" (1.85m) Fitted with a white suite comprising corner shower enclosure with electric shower, low level WC, pedestal wash hand basin, radiator, part tiled walls, recessed ceiling spotlights, extractor fan, ceramic tiled flooring and double glazed leaded opaque window to front.

Bedroom Two: 9'10" (3.00m) x 9ft (2.75m)

Radiator, coved ceiling and double glazed leaded window to rear. **Ensuite:** 6'7" (2.40m) x 5'3" (1.60m) Fitted with a modern white suite comprising corner shower enclosure with power shower, pedestal wash hand basin, low level WC, radiator, part tiled walls, recessed ceiling spotlights, tiled flooring and double glazed leaded opaque window to side.

Bedroom Three: 20'4" (6.20m) x 9'10" (3.00m)

Two radiators, coved ceiling and double glazed leaded windows to front & rear.

Bedroom Four: 9ft (2.75m) x 8'6" (2.60m)

Radiator, coved ceiling and double glazed leaded window to rear.

Bedroom Five: 9ft (2.75m) x 6'7" (2.00m)

Radiator, coved ceiling and double glazed leaded window to rear.

Bathroom: 7'10" (2.40m) x 6'7" (2.00m)

Fitted with a cream suite comprising corner panelled bath with shower spray, low level WC, pedestal wash hand basin, radiator, heated towel rail, part tiled walls, recessed ceiling spotlights, ceramic tiled flooring, extractor fan and double glazed leaded window to front.

Rear Garden: Enjoying a south facing aspect and neatly landscaped to provide an excellent usable outdoor space, the garden includes paved patio with a shaped decked terrace, centre lawn, flowering borders with a variety of shrubs and trees, surrounding fencing, side gate and a timber summerhouse.

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.













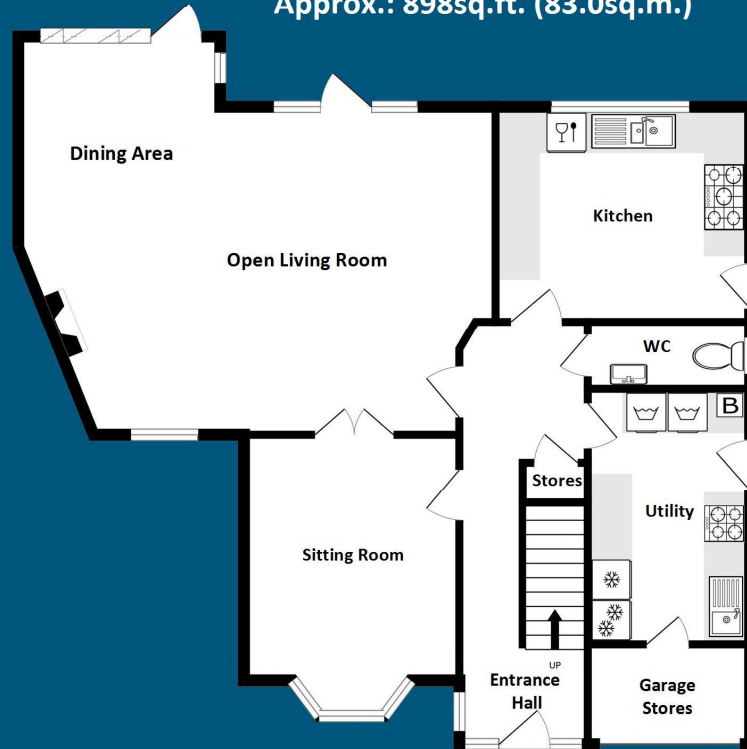






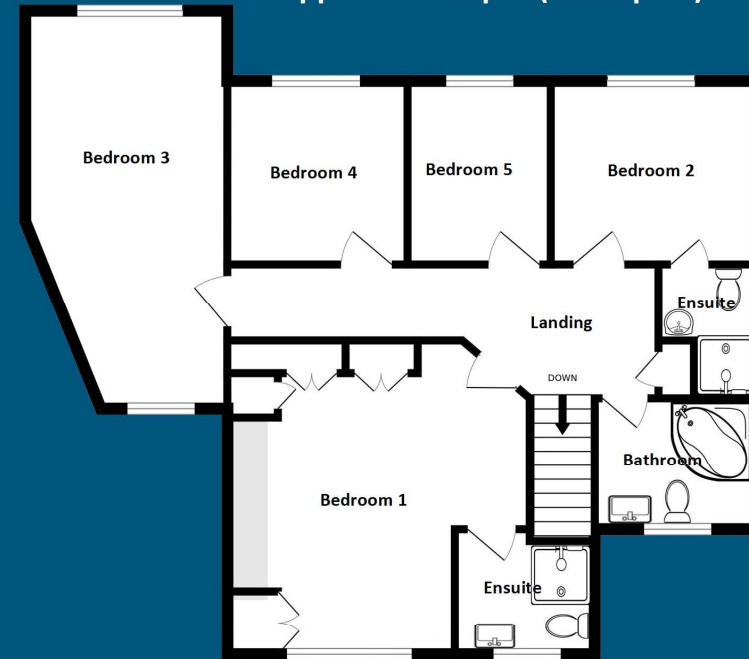
Ground Floor

Approx.: 898sq.ft. (83.0sq.m.)



First Floor

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



Total Floor Area: 1711 sq.ft. (159.0 sq.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.

