



18 Knights Avenue, Tettenhall

An Extensively Extended & Remodelled High Quality Four Bedroom Two Bathroom Detached Family House, With A Fantastic Open Plan Kitchen & Living Area, Undoubtedly One Of The Finest Examples Of Its Type On The Market!

18 Knights Avenue, Tettenhall, Wolverhampton, WV6 9QA

Asking Price: £500,000

Tenure: Freehold

Council Tax: Band D - Wolverhampton

EPC Rating: D (66) No: 1134-0620-7409-0374-2206

Total Floor Area: 1722sq.ft. (160.0sq.m) Approx.

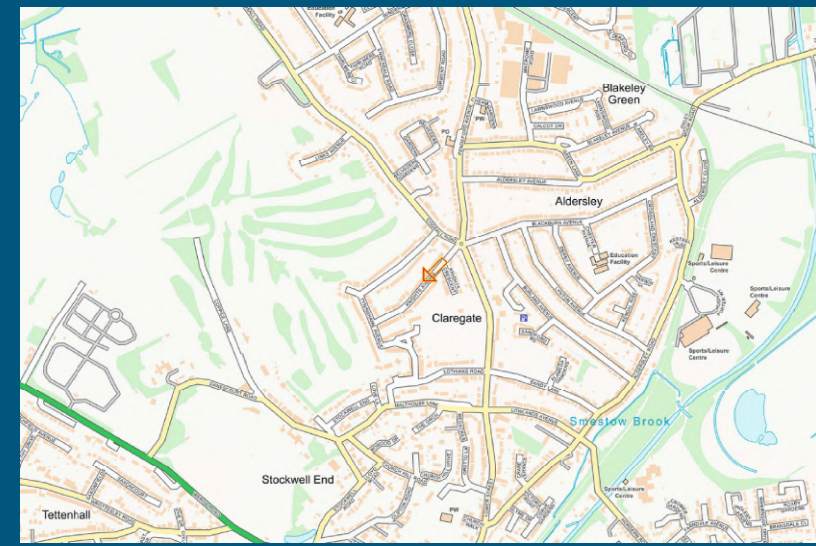
Services: We are informed by the Vendors that all main services are installed

Situated in a highly sought after residential area in Wolverhampton and having the majority of amenities close at hand, this distinctive and most attractive detached property has been sympathetically extended & remodelled in recent years to a superior specification providing a beautifully presented interior, with no expense spared!

A first class example of its type, viewing of the extended accommodation is essential to comprehend the surprisingly spacious living space and measuring at approx. 1722sq. ft., is stylishly appointed throughout incorporating many striking features. These include quality carpets & flooring, trendy & simplistic décor throughout, a number of internal oak veneer internal doors, composite external doors & double glazed windows, certified electricians, luxury refitted modern bathrooms and a bespoke spectacular full width open plan kitchen with dining & family area having bifold doors to the rear garden.

Thoughtfully re-designed, the versatile interior offers outstanding living accommodation ideal as a family house and now includes reception porch to entrance hall with staircase to first floor, front living room and a spectacular 28ft full width open plan kitchen with family & dining area, having been recently fitted with an extensive contemporary bespoke suite including a number of highly quality appliances and a superb living space for large families & entertaining. The ground floor also has a useful utility room/WC. On the first floor the landing leads to four bedrooms, with the master having a dressing area and both the ensuite shower room and family bathroom are fitted with luxury suites. There is also approved Planning Permission for a Loft Conversion to include side/rear dormer (Wolverhampton – 23/00654/FUL). At the front of the property is a walled & gated driveway providing off road parking and leads to the garage stores. The rear garden has been neatly landscaped to create an excellent useable outdoor space whilst providing low maintenance, yet a pleasant outlook.

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. The property is also adjacent to Claregate Park & playing fields. Internal inspection is highly recommended to appreciate this most individual property being a superb example of its type and further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: Hard wood front door with opaque glazed matching side windows, radiator and slate tiled flooring.

Entrance Hall: Internal composite double glazed leaded door, modern graphite radiator, part panelled walls, recessed ceiling spotlights, Herringbone style LVT flooring and oak staircase to first floor with recess below.

Living Room: 14'5" (4.40m into bay) x 11'6" (3.50m)

Modern graphite radiator, LVT flooring and double glazed bay window to front with stained glass leaded opaque inserts.

Feature Full Width Open Plan Dining Kitchen with Family Area: 27'11" (8.50m max) x 24'11" (7.60m max) Fitted with a luxury suite of dark & light units including a range of matching base cupboards, drawers & suspended wall cupboards, granite worktops, a bespoke central large central island with breakfast bar, sunken 1.5 drainer sink unit with brass style mixer tap, a range of built in appliances include twin Limona electric ovens, 5-ring gas hob with extractor over, fridge, freezer, dishwasher & wine cooler. Recessed ceiling spot lights with glass pyramid skylight, marble style tiled flooring with underfloor heating and double glazed bifold doors to rear with full height picture window. **Family Area:** Feature tiled media wall with electric fire & recess for wall mounted TV and marble style tiled flooring with underfloor heating.

Utility: 7'10" (2.40m) x 7'10" (2.40m)

Fitted with a modern light suite including base cupboards & suspended wall cupboards, granite worktops, plumbing & recess for both washing machine & tumble dryer, single drainer sink unit, white heated towel rail, low level WC, recessed ceiling spotlights, extractor fan, marble style tiled flooring with underfloor heating and double glazed opaque window to side.

First Floor Landing: Recessed ceiling spotlights.

Bedroom One: 21'4" (6.50m) x 7'3" (2.20m)

Modern graphite radiator, recessed ceiling spotlights and double glazed window to front.

Ensuite Shower Room: 8ft (2.45m) x 7'3" (2.20m)

Fitted with a luxury suite comprising walk in shower enclosure with chrome fittings, overhead shower head & separate spray, low level WC, vanity unit, wall mounted mirror, white heated towel rail, recessed ceiling spotlights, extractor fan, stone style tiled walls, granite effect tiled flooring and double glazed opaque window to rear.

Bedroom Two: 15'9" (4.80m into bay) x 10'10" (3.30m)

Radiator, loft hatch, recessed ceiling spotlights and double glazed bay window to rear.

Bedroom Three: 14'5" (4.40m) x 11'6" (3.50m)

Radiator and double glazed bay window to front with stained glass leaded opaque inserts.

Bedroom Four: 7'7" (2.30m) x 6'11" (2.10m)

Radiator, coved ceiling, recessed ceiling spotlights and double glazed window to front.

Family Bathroom: 8'2" (2.50m) x 8ft (2.45m)

Fitted with a modern white suite & matte black fittings comprising free standing double ended bath with separate handheld spray, walk in shower with overhead power shower & separate spray, wall mounted vanity unit, low level WC, black heated towel rail, marble effect tiled walls, recessed ceiling spotlights, grey floor tiles and double glazed opaque windows to rear.

Garage Space: 8'6" (2.60m) x 7'10" (2.40m)

Remote controlled roller shutter garage door, power, lighting and gas fired central heating boiler.

Rear Garden: Neatly landscaped to create an excellent usable outdoor space and includes full width paved terrace with porcelain tiles, white rendered dwarf wall with flowering beds, shaped lawn with centre path to rear raised terrace with composite decking, exterior power & lighting, timber sleepers with a variety of shrubs & trees, surrounding fencing, rear hedging and side access to front.

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.











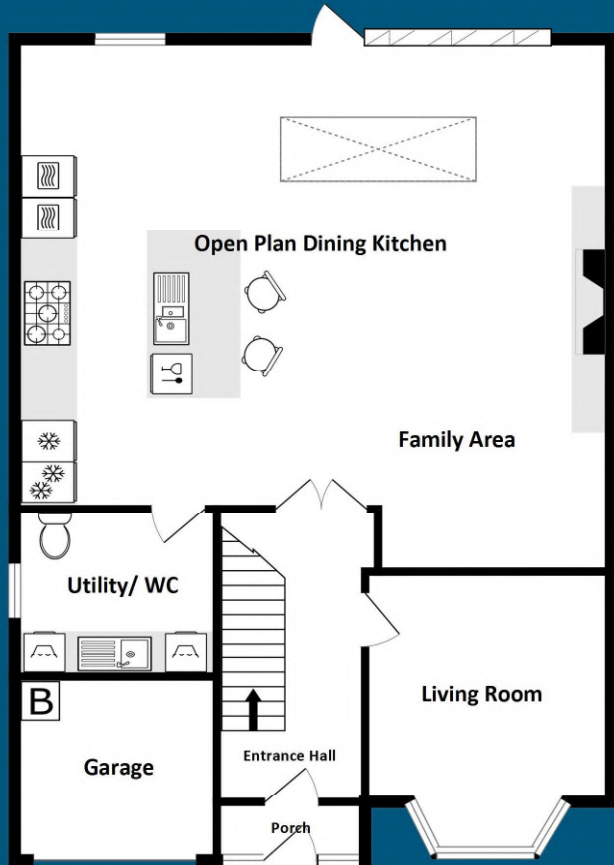






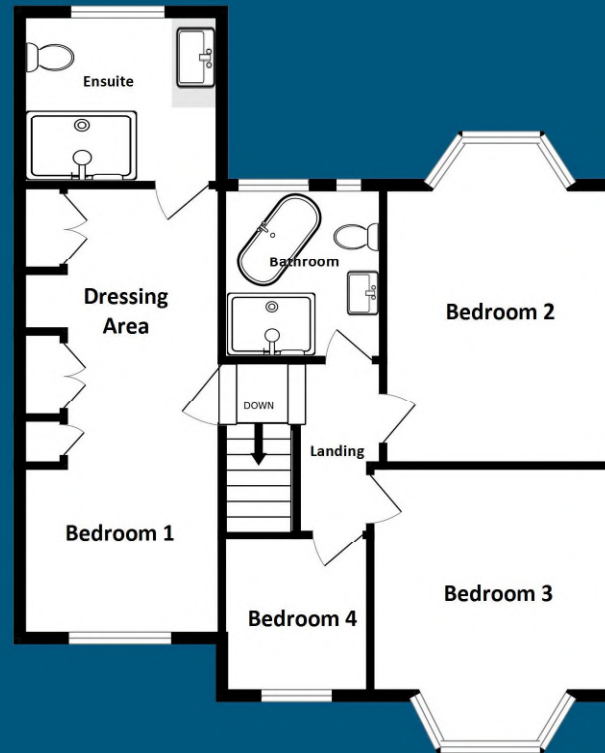
Ground Floor

Approx.: 1012sq.ft. (94.0sq.m.)



First Floor

Approx.: 710sq.ft. (66.0sq.m.)



Total Floor Area: 1722sq.ft. (160.0m) Approx.



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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