



40 Stockwell Road, Tettenhall

An Extensively Remodelled High Quality Three Bedroom Three Bathroom Detached Family House. Undoubtedly One Of The Finest Examples Of Its Type On The Market. With A Host Of First Class Fittings Throughout!

40 Stockwell Road, Tettenhall, Wolverhampton, WV6 9PG

Asking Price: £745,000

Tenure: Freehold

Council Tax: Band G - Wolverhampton

EPC Rating: C (77) No: 0310-2357-4490-2695-2515

Total Floor Area: 2722.2sq feet (252.9sq metres) Approx.

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

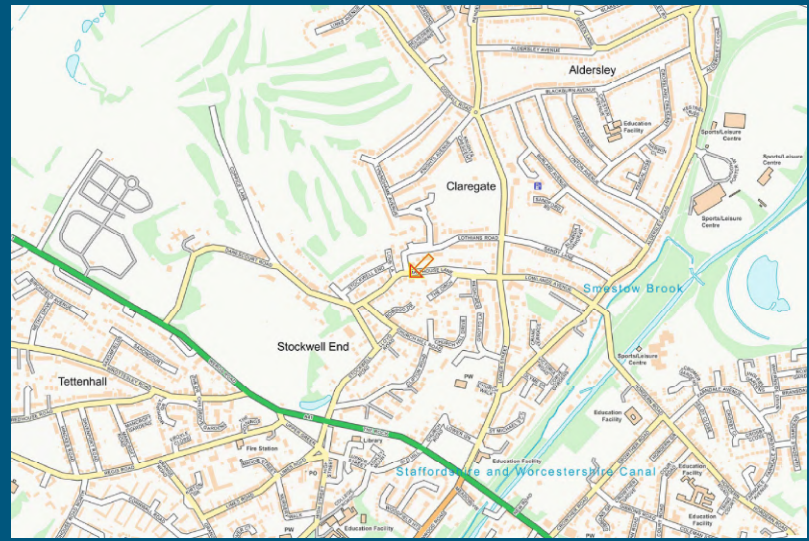
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows one of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Situated in a highly sought after residential area, regarded as one Tettenhall’s most exclusive addresses 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 accommodation at approx. 2,722.2sq feet which is stylishly appointed throughout incorporating many stunning features. New carpets & flooring, trendy & simplistic décor throughout, a number of internal oak veneer doors, composite external doors & rear bifold doors, certified electricians, replaced central heating boiler, luxury modern bathrooms and a spectacular bespoke open plan dining kitchen.

Perfect for buyers requiring a home, ready to just move into, the versatile interior offers outstanding living accommodation, ideal as a family house and now includes reception hall with staircase to first floor & guest cloakroom, 23ft lounge with dual aspect & feature modern fireplace. Double doors open into the dining room which not only enjoys views over the rear garden via the bifold doors, further double doors lead to the sitting room at side. From the dining room, an open archway leads to the fantastic modern dining kitchen, fitted with a smart white suite, built in state of the art appliances and a central island/ breakfast bar. This space is most fitting for hosting guest and large families. The ground floor also includes a useful utility and a separate home office or guest bedroom which could be used for a multitude of purposes i.e. playroom, hobbies room etc. Internal access leads to the double width garage with workshop area and remote controlled shutter door. On the first floor the galleried landing leads to three double bedrooms, all with built in wardrobe furniture and new shower rooms. Originally a fourth bedroom, the area now provides a dressing room to the master suite and acts as ‘Jack & Jill’ entry to the family bathroom. At the front of the property is a screened driveway providing off road parking and leads to the garage. The mature rear garden has been neatly landscaped to create an excellent useable outdoor space, enjoying a south facing aspect and pleasant views.

Not only does No 40 occupy such a prominent position, Stockwell Road is also within walking distance of Tettenhall High Street and the amenities therein. These including a wide range of facilities, excellent schools in both sectors, popular coffee shops, local shops, Tennis & Cricket Clubs, South Staffordshire Golf Club and of course Tettenhall Green playing fields & pool. The city centre is less than 3 miles away and the M54 motorway is a short drive way, perfect for commuting to Birmingham, Telford and other principal cities. Internal inspection is highly recommended to appreciate the thought and design gone into creating this most exclusive property, certainly a superb example of its type!



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Entrance Hall: Composite double glazed door with opaque side windows, radiator, engineered wood flooring, staircase to first floor and vaulted ceiling.

Fitted Cloakroom: Fitted with a white suite comprising low level WC, wall mounted sink unit, radiator, part tiled walls, ceramic tiled flooring and double glazed opaque window to front.

Living Room: 22'11" (6.96m) x 18'2" (5.54m)

Granite hearth with Stovax Studio wood burning inset fire, three radiators, vaulted ceiling and double glazed windows to rear with matching full height picture window to front. Internal hardwood glazed double doors leads to dining room.

Dining Room: 17'8" (5.44m) X 14'4" (4.37m max)

Radiator, coved ceiling, engineered wood flooring and bifold doors to rear garden, open archway to kitchen and oak veneered double doors lead to:

Sitting Room: 19'3" (5.87m) x 8'10" (2.69m)

Radiator, coved ceiling, engineered wood flooring and double glazed picture window to rear with PVC door.

Breakfast Kitchen: 19'11" (6.06m) x 19'6" (5.95m)

Fitted with a matching suite of Magnet modern white gloss units comprising a range of base cupboards, drawers & suspended wall cupboards, granite worktops with Franke black 1.5 drainer sink unit with chrome mixer tap, separate drainer unit with Quooker instant hot water tap, central island/breakfast bar with granite worktops & built in base storage units, a number of appliance include twin Neff multifunctional ovens, 4-ring induction hob with stainless steel extractor hood over, radiator, recessed ceiling spotlights, engineered wood flooring, double glazed window to front & side and built in double cloaks cupboard with shelving & railings.

Utility: 9'1" (2.76m) x 8'2" (2.49m)

Fitted to match the kitchen units with base cupboards & drawers, concrete effect laminate worktops with stainless steel double drainer sink unit, plumbing & recess for both washing machine & dryer, two radiators, tiled flooring, double glazed side window and hardwood door to front.

Bedroom Four/ Home Office: 10'4" (3.14m) x 9'2" (2.80m)

Radiator, wall mounted gas fired Worcester central heating boiler, built in tall wardrobes/cupboards, separate cupboard housing Gledhill hot water system/ cylinder and double glazed window to side.

Garage: 23'1" (7.03m) x 17'9" (5.40m)

Remote controlled roller shutter garage door, power, lighting, shelving, double glazed units to side and composite door to front & rear.

First Floor Landing: Radiator, loft hatch with pull down ladder and double glazed window to side.

Bedroom One: 13ft (3.95m max) x 12ft (3.65m)

Radiator, coved ceiling, double glazed window to rear and archway to: **Dressing Room: 12ft (3.65m) x 7'9" (2.37m)** A range of built in bespoke wardrobes, radiator, coved ceiling and double glazed window to rear.

Jack and Jill Ensuite/ Family Bathroom: 11'9" (3.58m) x 5'9" (1.76m)

Fitted with a superior white suite comprising panelled bath with chrome handheld spray, walk in double shower, vanity unit with storage & recessed WC including matching suspended wall cupboard above, chrome heated towel rail, part tiled walls, recessed ceiling spotlights, tiled flooring and double glazed opaque window to side.

Bedroom Two: 12ft (3.66m) x 11'6" (3.50m)

Built in double wardrobes with concealed entry to ensuite, radiator and double glazed window to front. **Ensuite Shower Room: 5'8" (1.72m) x 4'11" (1.49m)** Fitted with a luxury white suite comprising corner shower enclosure, suspended vanity unit with LED mirror over, low level WC, chrome heated towel rail, tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed opaque window to side.

Bedroom Three: 11'11" (3.63m) x 10'9" (3.27m)

Built in bespoke furniture including wardrobes, drawers & corner desk unit, radiator and double glazed windows to front & side. **Ensuite Shower Room: 7ft (2.14m) x 5'2" (1.58m)** Fitted with a luxury suite comprising corner double shower enclosure, wall mounted vanity unit with LED mirror over, low level WC, chrome heated towel rail, tiled walls & flooring, recessed ceiling spotlights and extractor fan.

Rear Garden: At over 130ft long approx., the south facing rear garden has been landscaped to provide a pleasant & interesting outlook, fully stocked and comprising full width paved patio with dwarf wall, shaped lawns & flowering borders with a variety of shrubs & trees, lattice fencing & trellis, greenhouse, surrounding fencing and side entry.

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.



















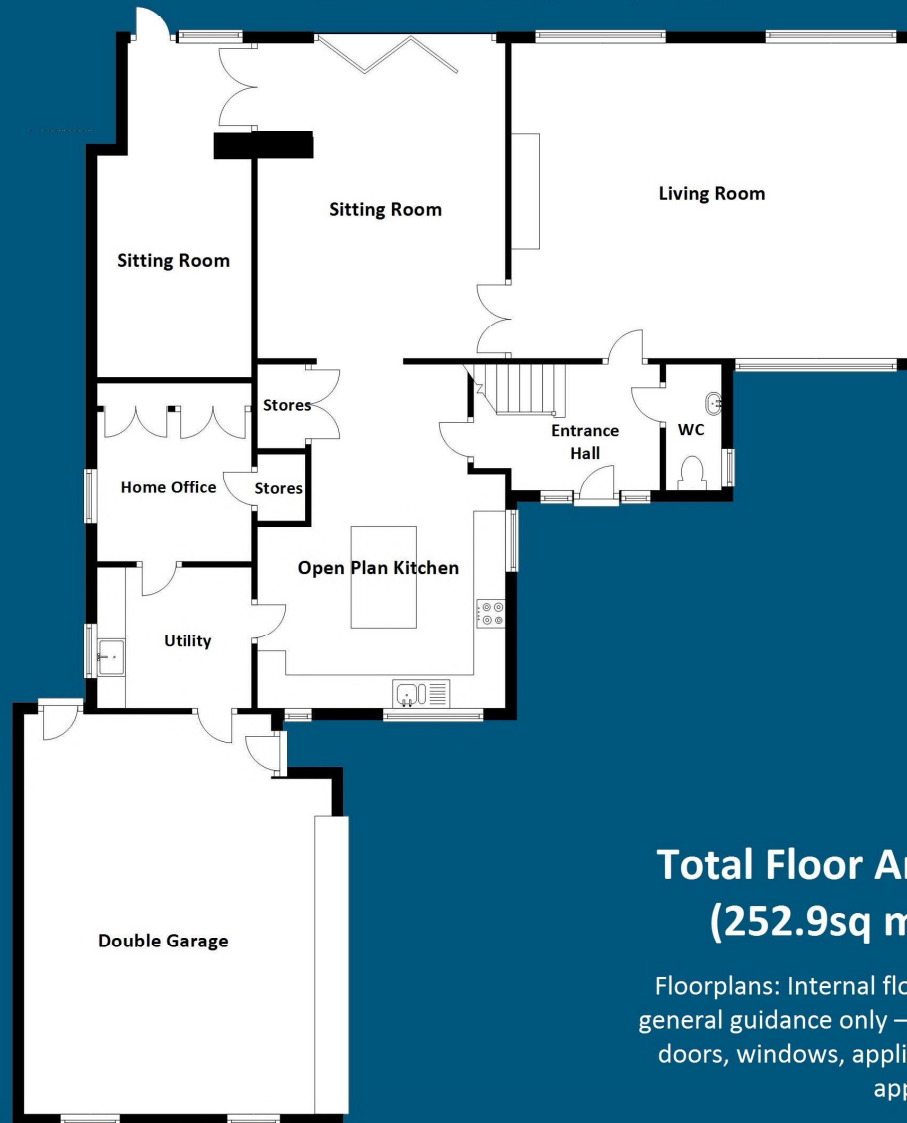






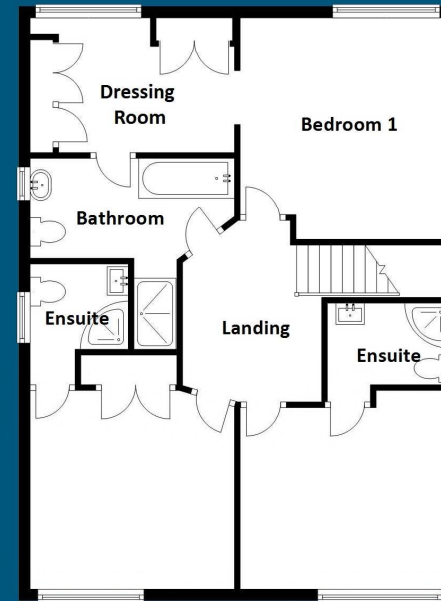
Ground Floor

Approx.: 1922.9sq feet (178.6sq metres)



First Floor

Approx.: 799.3sq feet (74.3sq metres)



**Total Floor Area: 2722.2sq feet
(252.9sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate

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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