



163 Tettenhall Road

A Most Impressive Five Bedroom Two Bathroom Victorian Semi Detached House, Offering A Excellent Example Of A Generous Family Home & Occupying A Prominent Position In A Conservation Area!

163 Tettenhall Road, Tettenhall, Wolverhampton, WV6 0BZ

Asking Price: £515,000

Tenure: Freehold

Council Tax: Band D – Wolverhampton

EPC Rating: E (41) No: 0554-3046-6202-9235-5200

Total Floor Area: 2160.7sq feet (200.7sq metres) Approx.

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

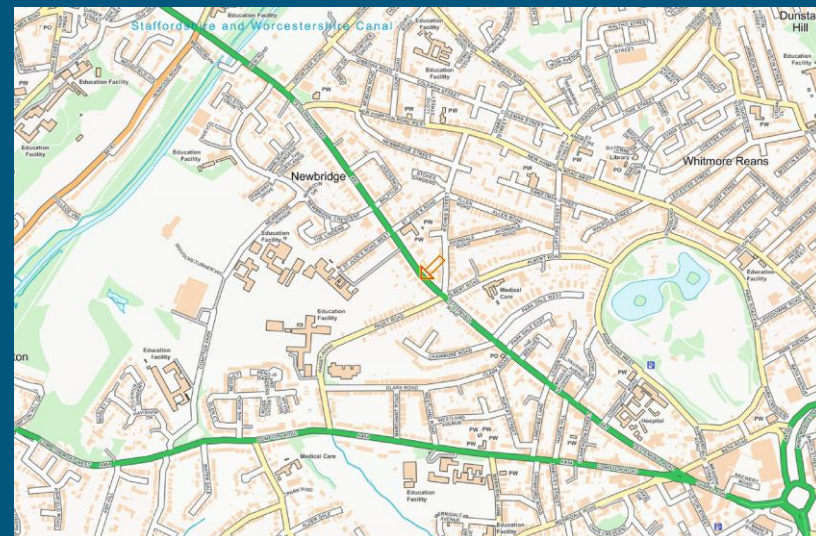
Occupying a prominent position in a conservation area, screened from the main road, 163 Tettenhall Road is a delightful Victorian semi-detached house which has been recently restyled by the present owners to create a stunning interior, adding to the charm and appeal of this period property and with a huge range of distinctive & characterful features.

Constructed to an individual design, the property is a superb example of a family home with internal inspection highly recommended to appreciate this tremendous opportunity. Viewing will reveal a number of the rare & charming traits including period flooring, original stained glass windows, feature fireplaces, tall ceilings and even bespoke Lincrusta style panelled ceilings.

At an approx. floor area of 2160.7sq feet, the extremely spacious and versatile accommodation includes a welcoming reception hall with Minton style tiled flooring and distinctive staircase, a guest cloakroom, front living room and open archway to dining room. The 25ft long breakfast kitchen is fitted with an extensive suite of matching cream units, including a central island/ breakfast bar with internal bifold doors leading to the conservatory. This area provides a great space for entertaining guest & large families, together with the feature of underfloor heating and a pleasant outlook over the rear garden. The kitchen also has a useful utility cupboard and access to the cellar storage. On the first floor the galleried landing leads to three bedrooms, with two being of a particularly large size and a beautifully refitted family bathroom. A staircase leads to the second floor where there are a further two bedrooms and smart white bathroom. At the front of the house, a gravelled driveway provides ample off road parking being screened from the main road. The large mature rear garden enjoys a south west aspect being mature & fully stocked creating a most tranquil setting whilst maintaining the maximum privacy. There is the further benefit of a rear paved area with gates leading to the private drive, access from Padget Road, perfect for parking additional vehicles etc.

Convenient for easy access to the City Centre, West Park & Tettenhall Village with the amenities therein, the property also has the benefit of a number of favoured schools within walking distance including Wolverhampton Girls High, Wolverhampton Grammar School, St Peters Academy & Wolverhampton College. Wolverhampton Tennis & Squash Club is also a short distance away located just off Newbridge Crescent.

An excellent chance to purchase a special & unique family house, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

THOMAS HARVEY
ESTATE AGENTS

T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS



Reception Hall: Hardwood stained glass leaded door, two white period style radiators, Lincrusta style panelled ceiling, Minton style tiled flooring and C-Shaped staircase to first floor with glazed stained glass leaded window over. **Guest Cloakroom:** Fitted with a white suite comprising low level WC, sink unit, storage cupboard under stairs, Minton style tiled flooring and opaque glazed windows to side.

Living Room: 15ft (4.56m) x 13'11" (4.25m)

Feature period style open fire place with tiled hearth, radiator, coved ceiling, wood flooring and glazed bay window with leaded stained glass windows above. An open archway leads to the:

Dining Room: 13'1" (3.98m) x 12'11" (3.93m)

Period style cast iron fireplace with matching surround, two period style white radiators, wall light points, coved ceiling, Lincrusta style panelled ceiling, wood flooring and glazed picture window to rear with centre door.

Dining Kitchen: 24'4" (7.41m) x 10'11" (3.33m)

Fitted with an extensive suite of matching cream units comprising a range of base cupboards & drawers with granite worktops, matching central island with breakfast bar & base units, white ceramic 1.5 drainer sink unit, recess & gas point for double width cooker with extractor hood over, built in dishwasher, fridge & freezer, recessed ceiling spot lights, tiled flooring with underfloor heating, composite double glazed side door, double glazed windows to side, internal hardwood glazed billfold doors lead to conservatory and built in utility cupboard/ pantry with plumbing for washing machine, shelving & glaze window to rear. **Access into basement storage: 13'1" (4.00m) x 5ft (1.53m)**

Conservatory: 11'11" (3.63m) x 10'6" (3.20m)

Wall light point, tiled flooring with underfloor heating and bifold doors to rear garden.

First Floor Landing: Radiator, coved ceiling and further staircase to second floor.

Bedroom One: 15ft (4.57m) x 12'9" (3.89m)

Twin floor to ceiling built in double wardrobes with overhead stores, radiator, coved ceiling, recessed ceiling spot lights, two hardwood double glazed sash windows to front and walk in wardrobe/ dressing room.

Bedroom Two: 12'11" (3.93m) x 12'1" (3.68m)

Twin floor to ceiling built in double wardrobes with overhead stores, radiator, coved ceiling and glazed sash window to rear.

Bedroom Three: 11ft (3.36m) x 6'10" (2.09m)

Radiator, built in shelving, coved ceiling, loft hatch and uPVC double glazed window to rear.

Bathroom: 16'8" (5.07m) x 3'6" (1.06m)

Refitted with a luxury bespoke white suite comprising walk in double shower with chrome Heritage style rainfall shower head with handheld spray, vanity unit with twin basins, granite worktops & wall mounted mirror over, recessed WC, period style white radiator with chrome heated towel rail over, further chrome heated towel rail, full width built in tall cupboards housing hot water system, recessed ceiling spot lights, marble effect ceramic tiled flooring and double glazed opaque window to side.

Second Floor

Bathroom: 13ft (3.97m) x 5'5" (1.64m)

Fitted with a white traditional suite comprising free standing roll top bath with chrome handheld spray, pedestal wash hand basin, low level WC, radiator, part panelled walls, laminate flooring, glazed opaque window to side and concealed access to eaves loft space housing the gas central heating boiler.

Bedroom Four: 14'11" (4.55m) x 13'11" (4.23m)

Built in corner cupboard/ wardrobe, radiator and secondary glazed window to front.

Bedroom Five: 12'4" (3.75m) x 10'10" (3.31m)

Radiator and uPVC double glazed dormer window to rear.

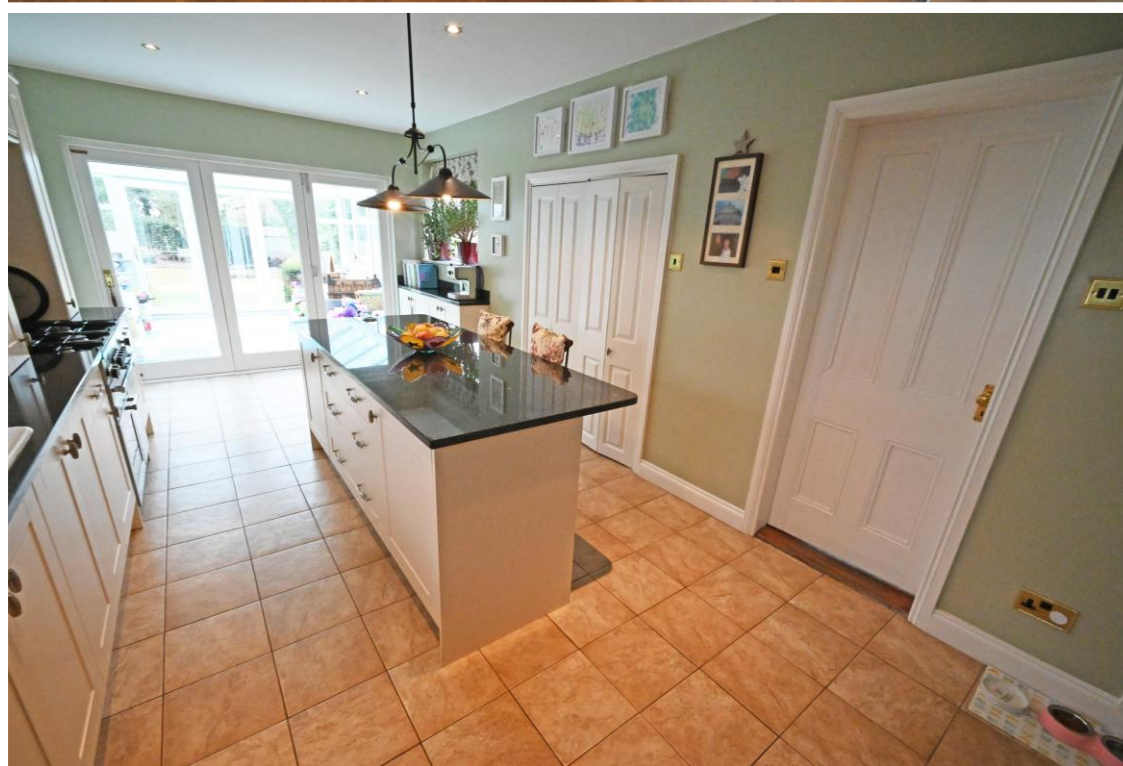
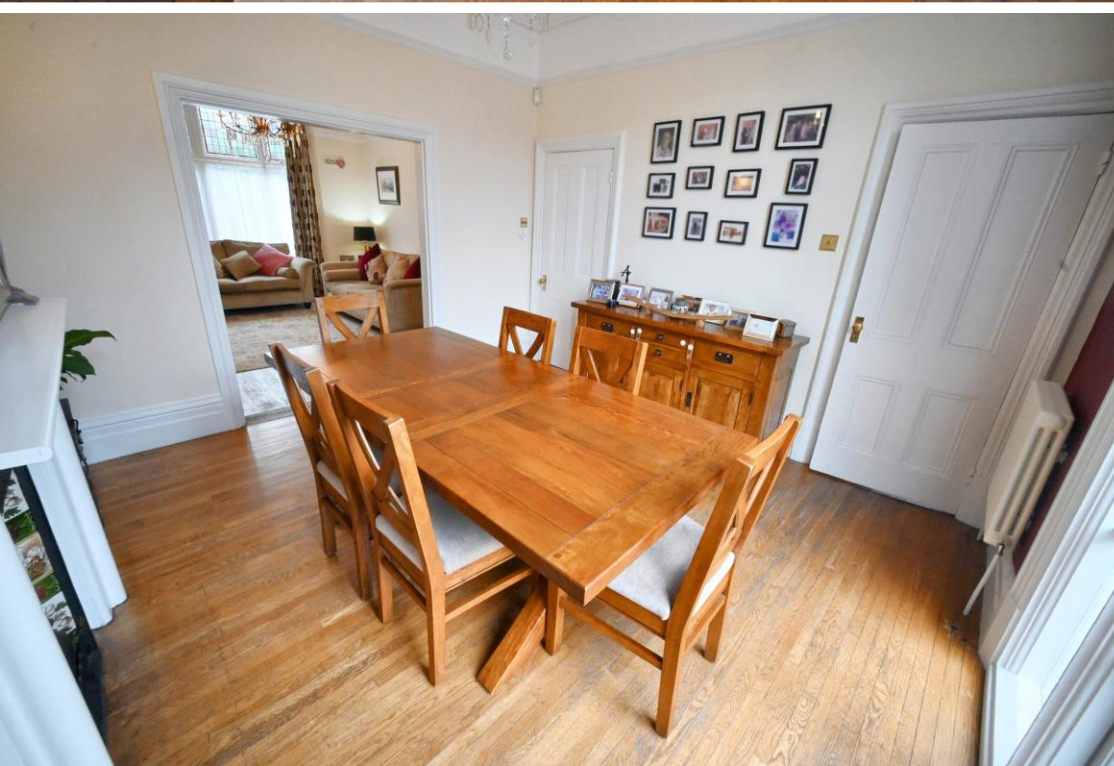
Rear Garden: Enjoying a South-West facing aspect and at approx. 100ft long, this fully stocked mature rear garden provides a most pleasant outlook, together with creating excellent useable outdoor space and includes a large full width paved patio with steps down to centre shaped lawn, flowering borders with a variety of shrubs & trees, rear paved terrace at rear with large timber shed and gates to rear private drive providing further off road parking if required.

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.



















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.