



14 Balfour Crescent

THOMAS HARVEY
ESTATE AGENTS

A Most Beautifully Presented & Characteristic Three Storey Five Bedroom Two Bathroom Detached Period Property In A Conservation Area Just Off The A41, Tettenhall Road!

14 Balfour Crescent, Newbridge, Wolverhampton, WV6 0BJ

Asking Price: £595,000

Tenure: Freehold

Council Tax: Band E – Wolverhampton

EPC Rating: E (48) No: 8323-7324-5010-6144-8922

Total Floor Area: 3,319.59sq feet (308.4sq metres) Approx.

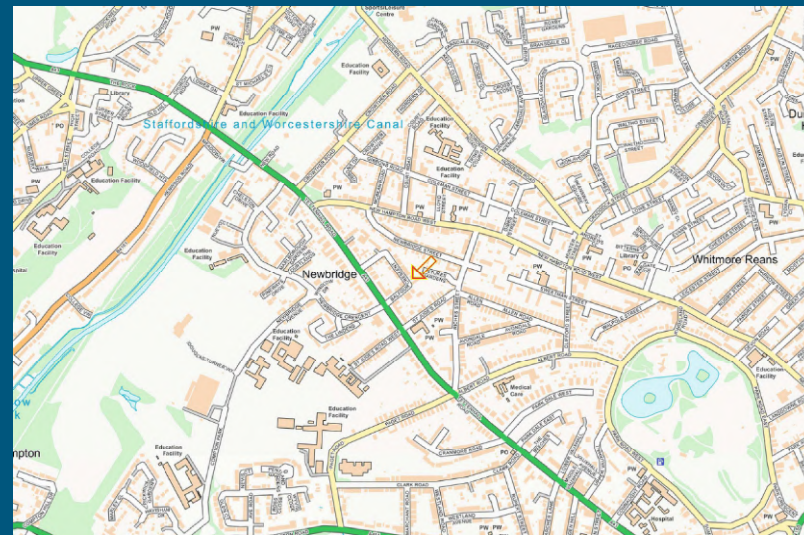
Services: We are informed by the Vendors that all main services are installed

Occupying a prominent position in a conservation area just off the A41 (Tettenhall Road), set well back from the road and screened via brick walls, iron railings & matching double gates, 14 Balfour Crescent is an exquisitely presented period detached house, having been thoughtfully well maintained and restyled in recent years to create a most charming family home.

Internal inspection is highly recommended to appreciate the huge living accommodation at approx. 3,319.59sq feet and is set over three floors. Viewing will also reveal a number of the rare & charming traits including period flooring, original stained glass windows, feature fireplaces, tall ceilings and a number of original doors. Although offering the charm of a period property, the current owners have restyled to add the appeal of the modern interior with a recently constructed orangery, quality bathroom suites and smart fresh décor throughout.

Constructed to an individual design, being a superb example of a family home, the extremely spacious and versatile accommodation includes porch to welcoming reception hall with Minton style tiled flooring and C-Shaped staircase to the first floor, a front sitting room with double doors leading to the lounge and a charming living/ dining room that leads to the 18ft orangery with views over the stunning rear garden. The ground floor also has a spacious open plan dining kitchen with an extensive suite of matching cream units and leads to the useful utility/ guest cloakroom. On the first floor, the landing leads to four bedrooms, all being double rooms, a master ensuite shower room and a well-appointed family bathroom. A second staircase leads to the second floor landing with built in wardrobes/ stores, a further bedroom and a most beneficial storage room. At the front of the house, the enclosed & gated driveway provides ample off road parking and leads to the tandem garage. In the garage is the further use of a staircase leading to the floor space above which could of course be converted into a multitude of purposes i.e. guest bedroom, home office & hobbies room etc (Subject to Planning Permission). The approx. 100ft long mature rear garden is fully stocked and has been extensively landscaped to create a most picturesque setting with neatly shaped lawns, large full width patio and a central water feature with iron railings & decking. The garden further offers excellent usable outdoor space, whilst maintaining the maximum privacy.

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 home, 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	48 E	
21-38	F		
1-20	G		

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Porch: Minton style tiled flooring, wall light point, wood panelled ceiling and hardwood glazed front door with side window. **Reception Hall:** Internal hardwood stained glass leaded door with matching surrounding windows, covered radiator, period style coved ceiling, parquet style wood flooring, rear hardwood door with stained glass leaded windows and L-Shaped staircase to first floor with built in storage cupboard below.

Sitting Room: 12'3" (3.74m) x 8'11" (2.72m)

Radiator, laminate flooring, coved ceiling and double glazed windows to front with stained glass leaded opaque toplights. Internal glazed hardwood double doors lead to:

Lounge: 12'11" (3.94m) x 12'3" (3.73m)

Period style cast iron fireplace with wood surround & tiled hearth, radiator, coved ceiling, laminate flooring and double glazed bay window to front with stained glass leaded opaque toplights.

Living Room/ Dining Room: 14'11" (4.29m) x 13'3" (4.04m)

Feature period style oak fireplace with wood burner stove & terracotta tiled hearth, covered radiator, period style coved ceiling, wood stripped flooring and internal glazed hardwood double doors lead to:

Orangery: 17'3" (5.26m) x 13'5" (4.11m)

Electric wall heater, recessed ceiling spotlights, bespoke pyramid roof light, wood stripped flooring, double glazed surrounding windows with matching double doors to rear garden.

L-Shaped Breakfast Kitchen: 21'8" (6.60m) x 9'2" (2.79m) x 11'4" (3.45m) x 6'5" (1.96m)

Fitted with an extensive suite of matching cream units comprising white ceramic 1½ drainer sink unit with chrome mixer tap, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards, recess and gas point for cooker with stainless steel extractor hood over, plumbing for dishwasher, covered radiator, laminate flooring, coved ceiling and double glazed windows to rear, side & matching French doors to rear garden.

Utility / Fitted Cloakroom: Fitted with matching base cupboards & suspended wall cupboards, laminate worktop with stainless steel circular sink unit, plumbing for washing machine, radiator, pedestal wash hand basin, low level WC and double glazed opaque window to side.

First Floor Galleried Landing: Covered radiator, period style coved ceiling, further staircase to second floor and double glazed window to rear with stained glass leaded opaque toplights.

Bedroom One: 14'11" (4.55m) x 13'4" (4.06m)

Two radiators, period style coved ceiling and double glazed windows to front & rear. **Ensuite Shower Room:** Fitted with a white suite comprising low level WC, pedestal wash hand basin, corner shower with overhead showerhead & handheld spray, chrome heated towel rail, part tiled walls, coved ceiling, extractor fan, ceramic tiled flooring and double glazed opaque window to front.

Bedroom Two: 12'11" (3.94m) x 12'9" (3.69m)

Radiator, period style coved ceiling and double glazed bay window to front.

Bedroom Three: 12'3" (3.73m) x 9'0" (2.74m)

Radiator, coved ceiling and double glazed window to rear.

Bedroom Four: 10'10" (3.30m) x 9'3" (2.82m)

Radiator, coved ceiling and double glazed window to front.

Family Bathroom: Fitted with a luxury white suite comprising free standing double ended roll top bath with shower spray, corner double shower with overhead showerhead & handheld spray, wall mounted worktop with wash hand basin, storage & wall mounted & lighting over, low level WC, period style white radiator, recessed ceiling spotlights, coved ceiling, extractor fan, part tiled walls, ceramic tiled flooring and double glazed opaque windows to side.

Second Floor Landing: Built in full width wardrobes and double glazed window to rear.

Internal double doors lead to:

Bedroom Five: 18'11" (5.77m) x 12'4" (3.76m)

Two radiators, large storage into attic space, separate storage into eaves and double glazed dormer window to front.

Tandem Garage: 34'4" (10.46m) x 11'6" (3.51m)

Side opening garage doors, power, lighting, hardwood door to rear garden and staircase to first floor storage space which could be utilised for a multitude of purposes (STPP)

Rear Garden: At over approx. 100ft long, the beautifully landscaped rear garden has been extensively landscaped to provide a most pleasant outlook. Having a Large paved patio with sand stone style slabs and raised further shaped terrace overlooking centre lawn with flowering borders with a variety of shrubs and trees, central water feature having pond, waterfall, rockery with iron railings and bridge, decking area, timber garden shed at rear, greenhouse, vegetable plot & summerhouse, surrounding fencing and rear walling.

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.















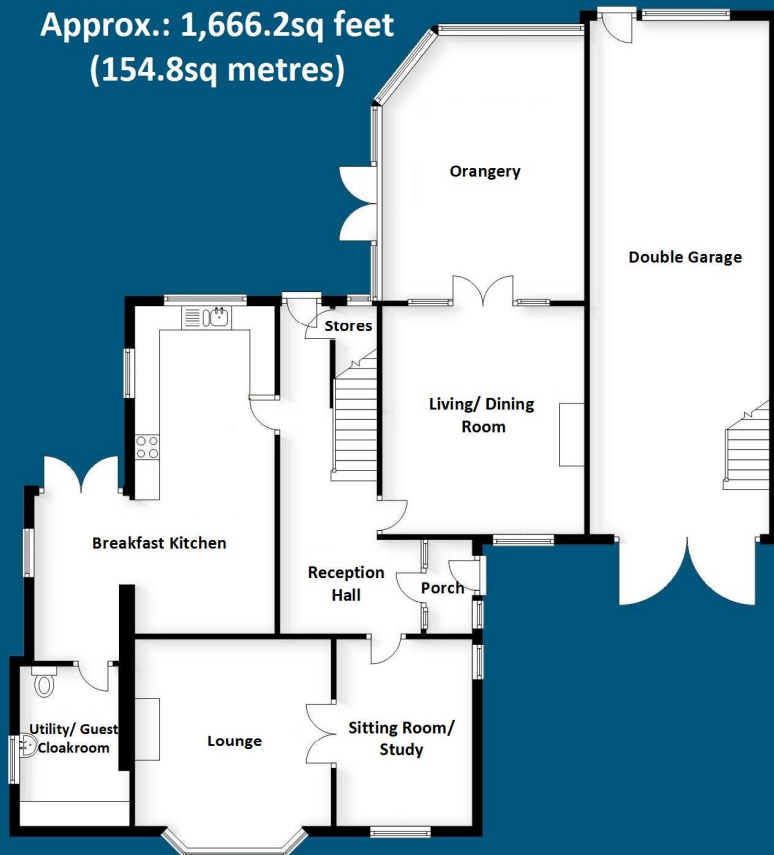






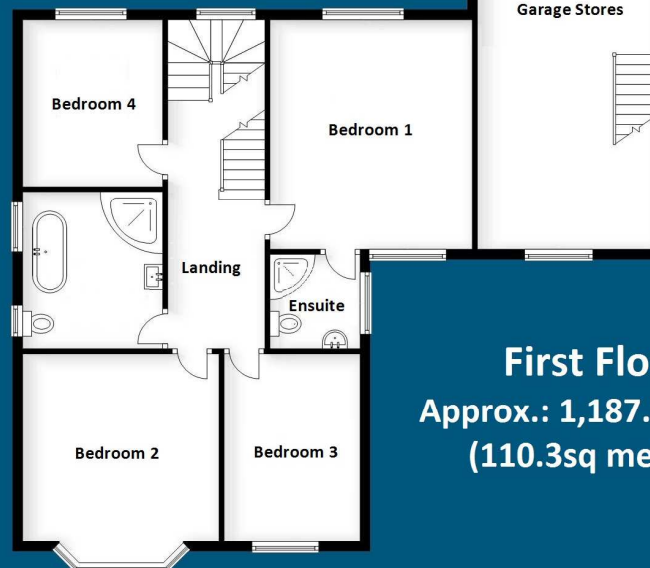
Ground Floor

Approx.: 1,666.2sq feet
(154.8sq metres)



**Total Floor Area: 3,319.59sq feet
(308.4sq metres) Approx.**

Garage Stores



First Floor
Approx.: 1,187.1sq feet
(110.3sq metres)



Second Floor
Approx.: 466sq feet
(43.3sq metres)



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.

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