



44 Wroottesley Road, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

An Individually Designed Three Bedroom Two Bathroom Semi Detached House, Occupying A Choice Tettenhall Location, Fully Refurbished To Provide A Stunning Interior Whilst Maintaining The Charm & Appeal Of A Character Property!

44 Wrottesley Road, Tettenhall, Wolverhampton, WV6 8SF

Asking Price: £480,000

Tenure: Freehold

Council Tax: Band E - Wolverhampton

EPC Rating: D (61) No: 9538-4017-7212-6190-1290

Total Floor Area: 1252sq. ft (116.3sq. metres) Approx.

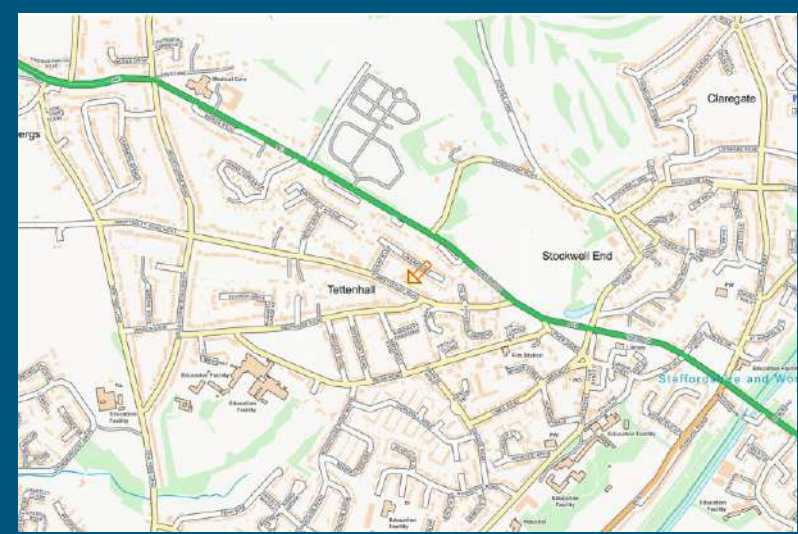
Services: We are informed by the Vendors that all main services are installed

Situated in one of the most sought after locations in Tettenhall, occupying a choice position set well back from the road and within easy walking distance of the Village Centre, 44 Wrottesley Road has been sympathetically 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 well-designed accommodation is essential to comprehend the surprisingly spacious living accommodation at approx. 1252sq feet which is stylishly appointed throughout yet maintaining the charm and appeal of a character property. Incorporating many striking features including quality carpets & flooring including part underfloor heating on the ground floor, trendy décor throughout, a number of new double glazed windows including bifold doors of the kitchen, luxury modern shower room and a spectacular bespoke open plan kitchen with a range of state of the art appliances and feature roof lantern.

Thoughtfully designed to utilise the maximum space and offer open plan living space on the ground floor, perfect for entertaining guests & large families, the outstanding living accommodation includes porch to entrance hall with built in cloaks storage & U-Shaped staircase to first floor, 22ft through living room with feature gas fire, open archway to dining room and further open entry into the stunning new breakfast kitchen with bifold doors to the garden. An inner hall leads to the stunning shower room and well-appointed utility which could be used as a spice/ preparation kitchen, if so required. On the first floor, the light & airy landing leads to the three bedrooms and an L-Shaped white family bathroom. At the front of the house is a driveway providing ample off road parking. The rear garden further compliments the house, being sympathetically landscaped & fully stocked to provide a most charming outlook whilst maintaining the maximum privacy.

Most convenient for the majority of amenities including Tennis & Cricket clubs, Golf courses, Gym, and of course close to Tettenhall Green with the use of an outdoor pool and playing fields, the area is served well with excellent schooling in both sectors, bus routes and of course the shops & facilities on the High Street of Tettenhall Village. 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		
69-80	C		79 C
55-68	D	61 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

Reception Porch: Hardwood glazed double doors with matching side windows and terracotta tiled flooring. **Entrance Hall:** Internal hardwood door with opaque leaded glazed inserts & matching side windows, switchback staircase to first floor with built in storage cupboard below, coved ceiling and a large built in cloaks cupboard.

Through Living Room: 21'3" (6.48m) x 12'6" (3.81m)

A feature fireplace with log burner stove, oak mantle & slate style tiled hearth, two radiators, period style coved ceiling, double glazed leaded bow window to front and matching bay window to rear with French doors to the garden. An open archway leads to the:

Dining Room: 8'7" (2.62m) x 8' (2.44m)

Recessed ceiling spotlights, LVT flooring with underfloor heating and double glazed leaded picture window to rear. An open archway leads to the:

Open Plan Breakfast Kitchen: 18'2" (5.53m) x 10'3" (3.12m)

Fitted with a matching suite of contemporary grey Wren units including a range of base cupboards, drawers, larder cupboard & suspend wall cupboards, quartz worktops with matching breakfast bar & splashbacks, sunken stainless steel single drainer sink unit with chrome mixer tap. A range of built in appliances include Neff double electric oven with combination oven / grill over, Neff 4-ring induction hob with extractor hood, AEG dishwasher, wine fridge, fridge freezer & further under counter fridge, recessed ceiling spotlights, LVT flooring with underfloor heating, pyramid glass roof lantern and bifold doors to rear garden.

Inner Hall: Built in metre cupboard and LVT flooring with underfloor heating.

Downstairs Shower Room: 8'6" (2.64m) x 4'6" (1.43m)

Fitted with a luxury suite comprising walk in double shower with chrome overhead shower & hand held spray, suspended vanity unit, low level WC, chrome heated towel rail, extractor fan, recessed ceiling spotlights, marble effect ceramic tiled flooring & matching part tiled walls, pyramid roof lantern and double glazed leaded opaque window to side.

Utility: 12'2" (3.71m) x 8'5" (2.57m)

Fitted with a suite to match the kitchen comprising a range of base cupboards with matching suspended wall cupboards, concealed wall mounted gas fired central heating boiler, plumbing & recess for both washing machine & tumble dryer, marble effect laminate worktops, grey ceramic single drainer sink unit, built in freezer, recessed ceiling spotlights, extractor fan, LVT flooring with underfloor heating and double glazed leaded windows to front.

First Floor Landing: Floor to ceiling built in airing cupboard, loft hatch and double glazed leaded opaque window to side.

Bedroom One: 12'8" (3.85m) x 12'4" (3.75m)

Bespoke full width, floor to ceiling built in wardrobes & cupboards, radiator, wall light points and double glazed leaded bay window to rear.

Bedroom Two: 12'4" (3.75m) x 8'10" (2.69m)

Built in floor to ceiling double wardrobe, radiator and double glazed leaded window to front.

Bedroom Three: 8'7" (2.62m) x 5'3" (1.59m)

Radiator, laminate flooring and double glazed leaded window to front.

L-Shaped Bathroom: 8'5" (2.61m) x 7'9" (2.42m) x 3'3" (1.01m min)

Fitted with a white suite comprising panelled bath with brass shower head over & matching side screen, low level WC, pedestal wash hand basin, radiator, part tiled walls, extractor fan, patterned tiled effect vinyl flooring and double glazed leaded opaque window to rear.

Rear Garden: At almost approx. 100ft long the mature & fully stocked rear garden is neatly landscaped to provide a most pleasant setting with full width paved patio, shaped centre lawn, flowering borders with a variety of shrubs & trees, rockery & gravelled terrace with stepping stones to timber shed, rear raised flowering border with conifers, surrounding fencing and side gate.

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.







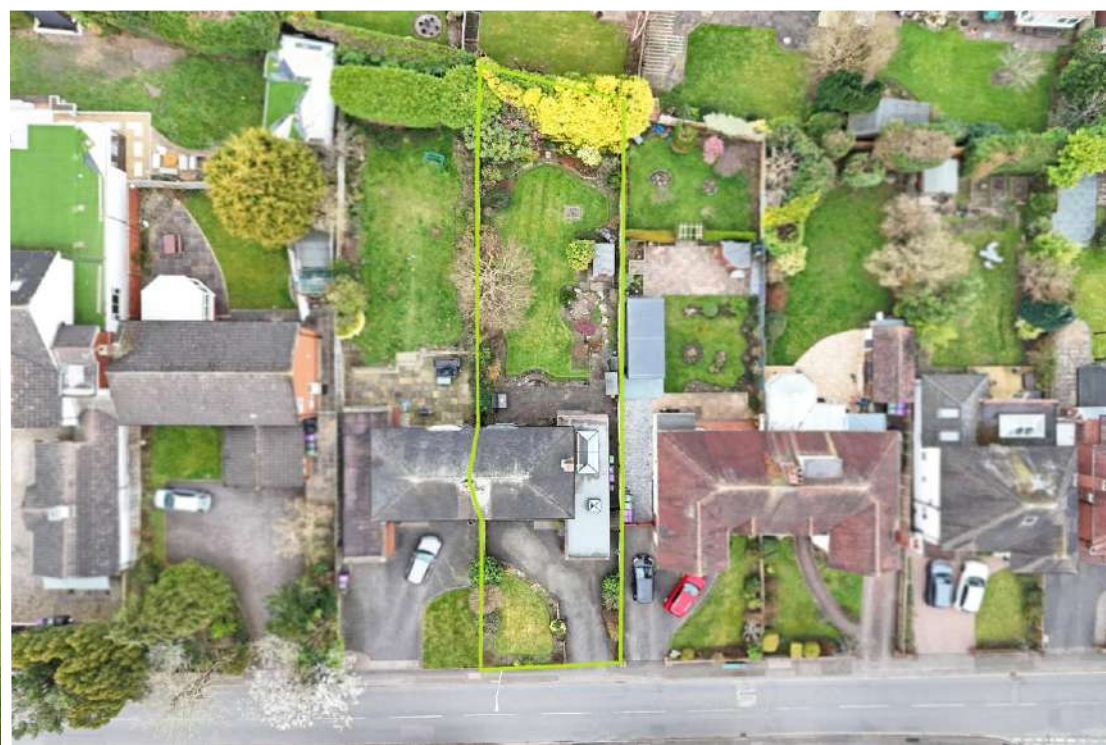




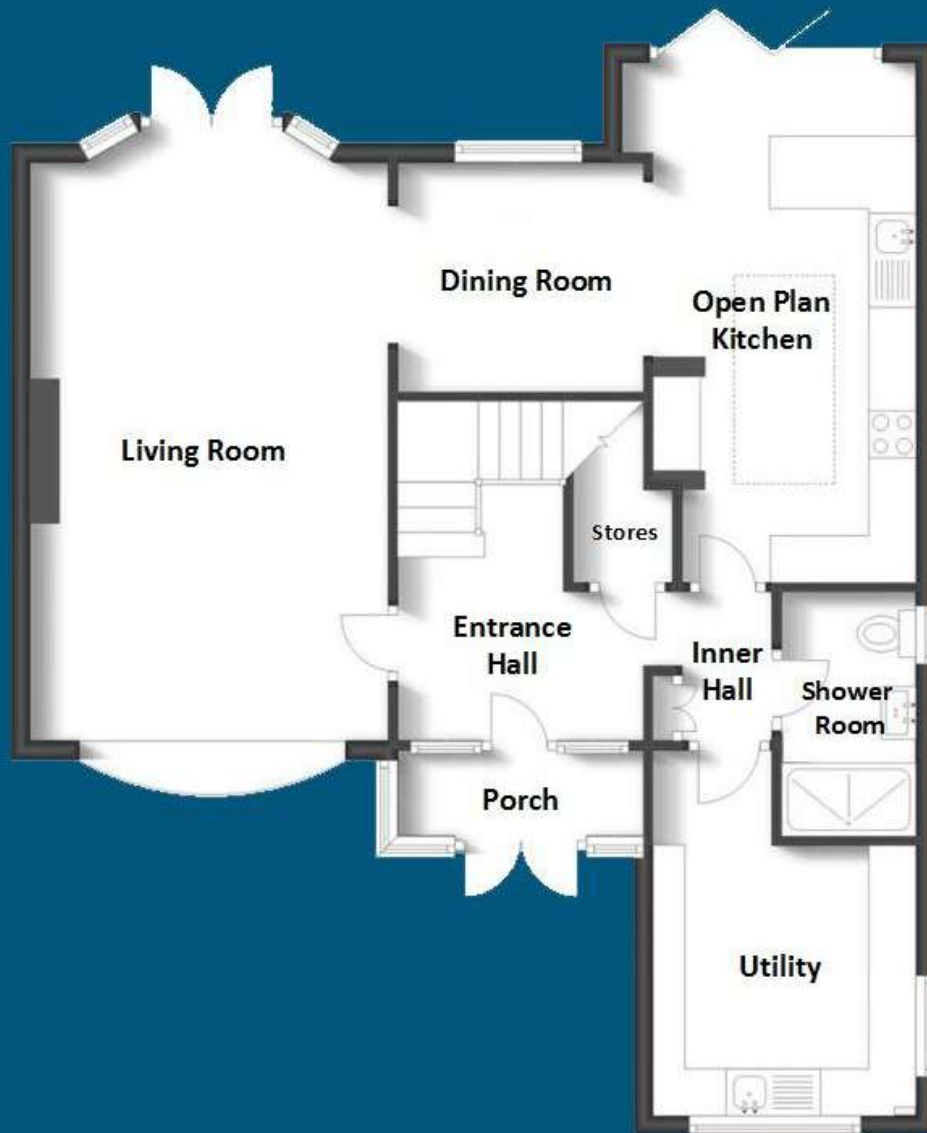








Ground Floor



First Floor



**Total Floor Area: 1252sq feet
(116.3sq metres)
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:-

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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