



60 Woodfield Heights, Tettenhall



# A Three Bedroom Detached House In A Select Cul De Sac Just Off Henwood Road & With A Large Fully Stocked Rear Garden Creating A Stunning Setting!

**60 Woodfield Heights, Tettenhall, Wolverhampton, WV6 8PT**  
**Asking Price: £300,000**

**Tenure: Freehold**  
**Council Tax: Band D – Wolverhampton**  
**EPC Rating: D (61) No: 9695-3047-1207-1275-7200**  
**Total Floor Area: 955.4sq feet (88.8sq metres) Approx.**  
**No Upward Chain**  
**Services: We are informed by the Vendors that all main services are installed**

Occupying a choice & secluded position in a small select cul-de-sac just off Henwood Road and within walking distance of Tettenhall Village, this detached house has been built to a modern design and offers tremendous potential to restyle & extend to buyers own requirements (Subject To Planning Permission).

Deceptive externally, viewing is essential to appreciate this unique opportunity and although ideal for purchasers to make their own, the property has been well maintained over the years. Designed to utilise the maximum space with a floor area of approx. 954sq feet., the accommodation includes entrance hall with guest WC, 18ft living room at front, separate dining room, kitchen with a traditional wooden suite and a useful utility adjacent. The rear layout offers a great space to reconfigure to create an open plan living area, such as an open plan dining kitchen with family area (STPP). From the dining room, a staircase leads to the first floor where there are three bedrooms and shower room. At the front of the property is a driveway providing off road parking and leads to the front canopy entryway. A feature of the house is undoubtedly the unusually large fully stocked mature rear garden which provides a most scenic setting but also the upmost privacy. A great outdoor space for hosting summer parties.

Not only is Woodfield Heights within walking distance of Tettenhall High Street and the amenities therein, the property is close to Smestow Valley Local Nature Reserve & access onto Staffordshire & Worcestershire canal, perfect for nature walks. No 60 is also convenient for a wide range of facilities including 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 3.5 miles away and the M54 motorway is a short drive, perfect for commuting to Birmingham, Telford and other principal cities.

Offered with no upward chain, the gas centrally heated & double glazed accommodation 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		



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**Entrance Hall:** Hardwood opaque glazed front door with matching side window and radiator.

**Fitted Guest Cloakroom:** Low level WC and sink unit.

**Living Room: 17'3" (5.26m) x 12'2" (3.70m)**

Brick fireplace with oak surround, stone hearth & gas coal fire, radiator, period style coved ceiling and double glazed picture window to front.

**Kitchen: 8'1" (2.47m) x 8' (2.44m)**

Fitted with a traditional wooden suite comprising stainless steel 1½ drainer sink unit, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, recess & gas point for cooker, tiled effect vinyl flooring and double glazed window to rear. An internal sliding door leads to: **Utility: 7' (2.13m) x 8'6" (2.60m)**

Worktop, plumbing for washing machine, tiled effect vinyl flooring, hardwood double glazed door to front and PVC double glazed window to rear with hardwood opaque door leading to garden.

**Dining Room: 14'5" (4.39m) x 8'11" (2.72m)**

Radiator, stairs to first floor and PVC double glazed door with picture windows to rear garden.

**First Floor Landing:** Radiator, built in airing cupboard housing wall mounted Valliant gas fired central heating boiler and double glazed window to side.

**Bedroom One: 11'4" (3.46m) x 11'1" (3.39m)**

Radiator, walk in wardrobe and double glazed window to front.

**Bedroom Two: 12'3" (3.73m) x 8'1" (2.47m)**

Radiator and double glazed window to rear.

**Bedroom Three: 9'3" (2.83m) x 7'7" (2.30m)**

Radiator and double glazed window to front.

**Shower Room: 8'5" (2.57m) x 6' (1.83m)**

Fitted with a traditional white suite comprising corner shower with hand held shower spray, pedestal wash hand basin, low level WC, radiator, part tiled walls, loft hatch, tiled effect vinyl flooring and double glazed opaque window to rear.

**Rear Garden:** At the plot sits in a generous plot of approx. 8,443sq feet, the fully stocked mature rear garden offers a most pleasant setting whilst maintaining the maximum privacy and includes paced patio, over 100ft long shaped lawn, a number of flower beds & islands with a variety of shrubs, trees & rockeries, path, a number of sheds, side fencing & hedging, access to front and raised sloping grassed area at rear with brick wall.







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.









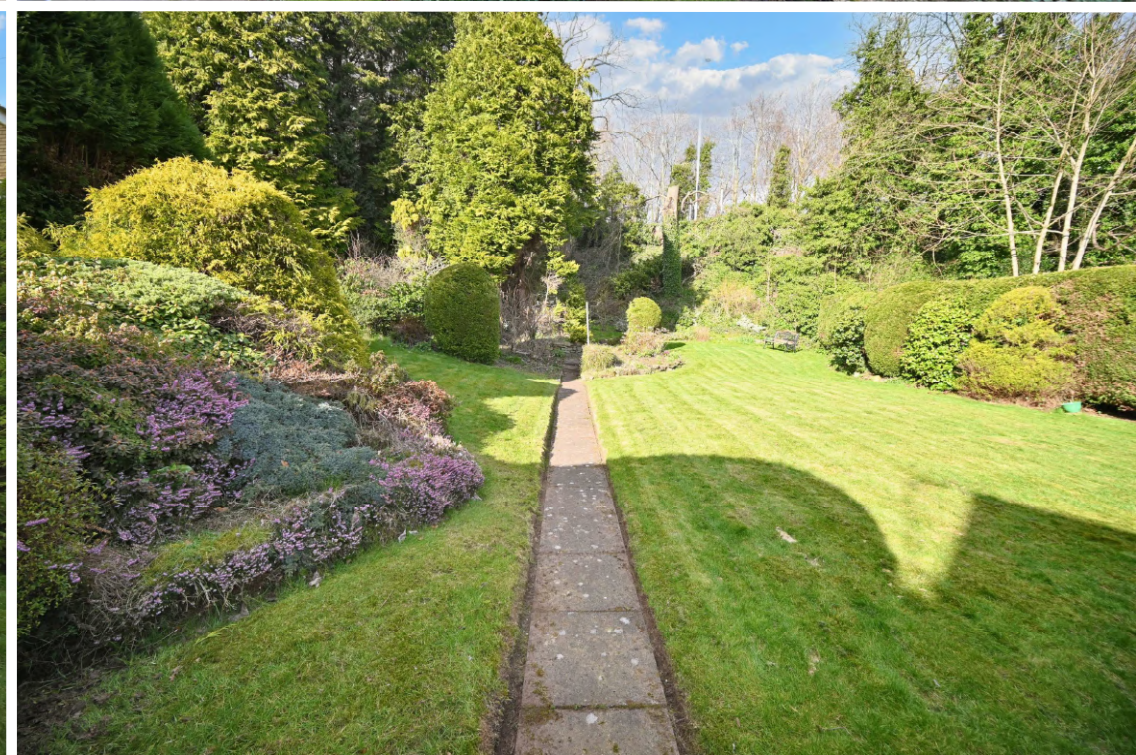










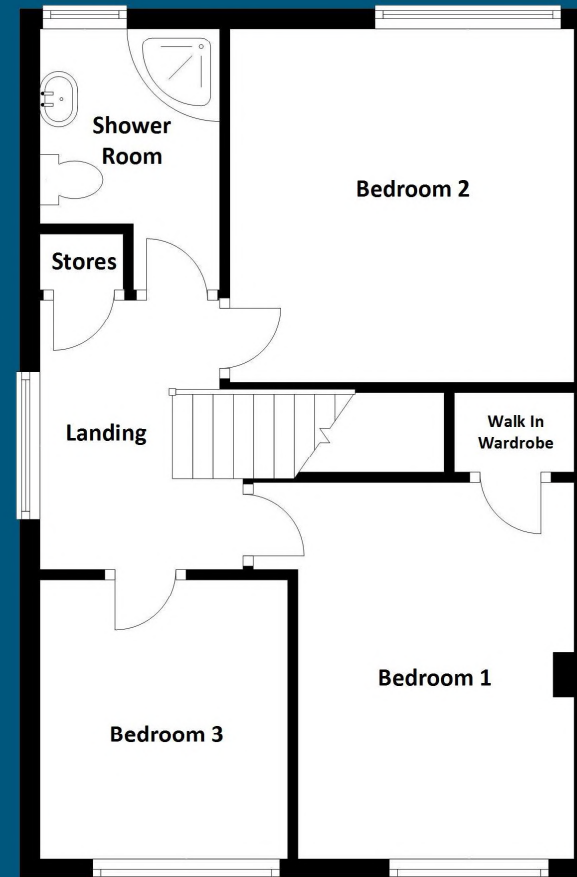




**Total Floor Area: 955.4sq feet (88.8sq metres) Approx.**



**Ground Floor**  
**Approx.: 504sq feet**  
**(46.8sq metres)**



**First Floor**  
**Approx.: 451.3sq feet**  
**(41.9sq 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.**

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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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.
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