



48 Grange Road, Tettenhall

A Most Attractive & Well Designed Three Bedroom Detached Cottage Style House, Within Walking Distance To Tettenhall Village & Being Recently Restyled To Provide A Modern Interior Whilst Retaining The Charm & Appeal Of A Period Property!

‘Grange Cottage’ 48 Grange Road, Tettenhall, Wolverhampton, WV6 8RQ

Asking Price: £320,000

Tenure: Freehold

Council Tax: Band D – Wolverhampton

EPC Rating: D (62) No: 2541-3048-1207-0205-3200

Total Floor Area: 1088.6sq feet (101.1sq metres) Approx.

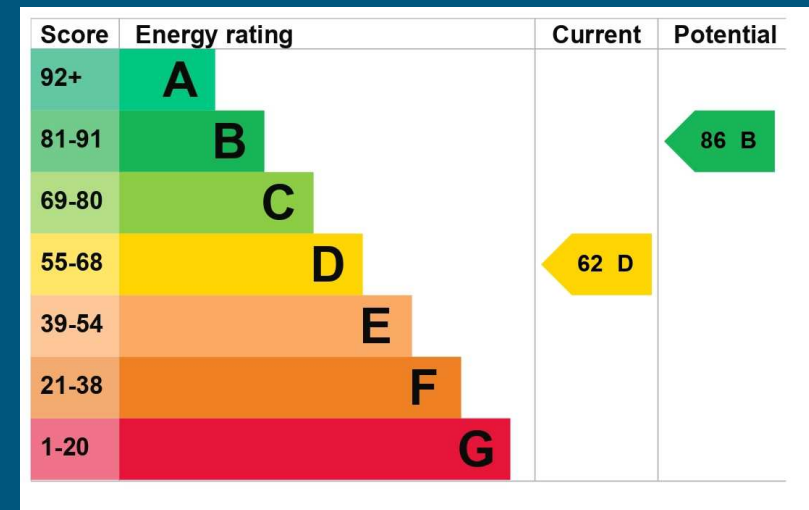
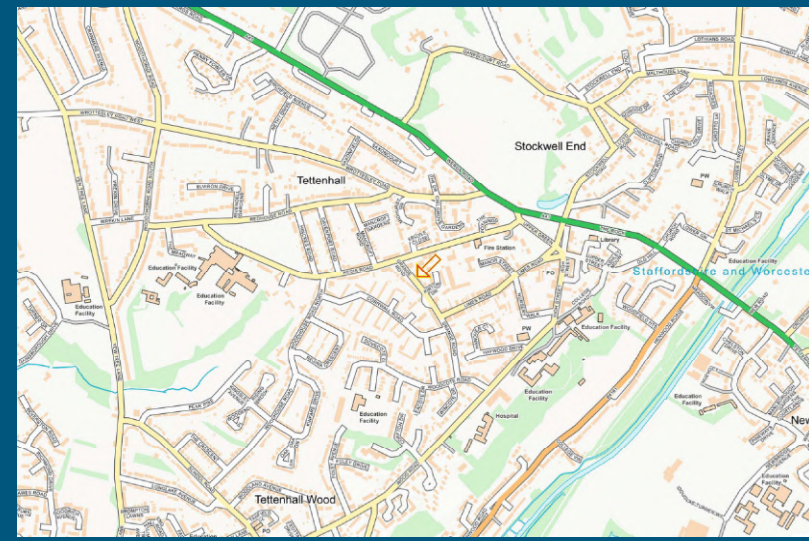
Services: We are informed by the Vendors that all main services are installed

Situated in one of the most sought after locations in Tettenhall and within easy walking distance of the Village Centre, this deceptive & double fronted detached cottage style property has been extensively restyled in recent years to create a most charming interior and is certainly a wonderful example of its type!

Viewing will reveal the attractive living accommodation which is neatly decorated throughout and therefore perfect for buyers requiring a home, ready to just move into. The property features a smart breakfast kitchen at the rear, recently refitted bathroom and a thoughtfully landscaped rear garden.

Originally constructed in 1888 and while offering a modern finish, Grange Cottage has been designed to retain the charm and appeal of a period property such as the tall ceilings, oak stripped flooring on the ground floor and a number of internal timber doors. With a floor area of approx. 1088.6sq feet, the accommodation includes entrance hall with stairs to first floor, the choice of two receptions rooms and a well-appointed breakfast kitchen at rear with double doors opening into the rear garden. The ground floor also includes a useful utility & guest cloakroom. On the first floor there are three double bedrooms and the bathroom has only recently been replaced with a luxury modern suite, without doubt, a special feature of the interior. At the front of the cottage, is the use of a double width driveway providing ample off road parking. The rear garden also offers excellent useable outdoor space, having been landscaped to offer a most pleasant outlook, ideal for hosting summer parties and the use of a large timber summer house and concealed garden storage.

Not only is Grange Road within walking distance of Tettenhall High Street and the amenities therein, No 48 is 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. With internal inspection a must to appreciate the deceptive interior, this most interesting property further comprises:



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

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

Entrance Hall: External timber front door with stained glass insert, oak flooring and staircase to first floor.

Living Room: 12ft (3.65m) x 11'5" (3.48m)

Radiator, built in cloaks cupboard under stairs, oak flooring and double glazed window to front.

Breakfast Kitchen: 16'4" (4.99m) x 10'11" (3.32m)

Fitted with an extensive suite of matching units comprising a range of base cupboards, drawers & suspended wall cupboards with background lighting below, stone effect laminate worktops with breakfast bar, stainless steel 1.5 drainer sink unit with chrome mixer tap & water softener, recess & gas point for double width range style cooker, stainless steel extractor hood, recess for American style fridge freezer, built in dishwasher, radiator, recessed ceiling spot lights, slate style tiled flooring, double glazed window to rear with matching French doors and internal access to:

Utility: 11ft (3.35m) x 3'11" (1.19m)

Fitted base cupboards to match the kitchen suite, laminate worktops with sunken stainless steel single drainer sink unit & chrome mixer tap, wall mounted gas fired central heating boiler, plumbing for washing machine, radiator, slate style flooring and double glazed window to side. **Fitted Cloakroom:** Fitted with a white suite including low level WC, sink unit, extractor fan, slate style tiled flooring and double glazed opaque window to rear.

Sitting Room: 12ft (3.65m) x 10'6" (3.20m)

Covered radiator, oak flooring and double glazed window to front.

First Floor Landing: Recessed ceiling spotlights and double glazed opaque window to side.

Bedroom One: 12'2" (3.70m) x 11'4" (3.45m)

Radiator, built in double twin wardrobes, separate storage cupboard with loft hatch, laminate flooring and double glazed window to front.

Bedroom Two: 12ft (3.66m) x 10'5" (3.17m)

Radiator, laminate flooring and double glazed window to front.

Bedroom Three: 12'6" (3.80m) x 8'2" (2.49m)

Radiator, laminate flooring and double glazed window to rear.

Bathroom: 10'11" (3.33m) x 7'10" (2.39m)

Refitted with a modern white suite comprising double ended panelled bath with chrome handheld spray & white tiled effect PVC panelled wall behind, walk in double shower with slate style panelled walls & matt black rainfall showerhead with handheld spray, low level WC, washstand with ceramic countertop basin & matt black mixer tap, modern wall mounted tall cabinet, a modern grey heated towel rail / radiator & additional matching stainless version, recessed ceiling spotlights, extractor fan, laminate flooring and double glazed opaque window to rear.

Rear Garden: Enjoying an east-facing aspect, the enclosed rear garden has been landscaped to provide a pleasant outlook whilst offering excellent useable outdoor space having a large full width paved terrace with sandstone style slabs, matching stops to higher level with matching patio, shaped lawn, flowering borders with a variety of shrubs & trees, timber pergola, further terrace at rear with summerhouse, rear garden storage, exterior lighting, surrounding fencing & gated external 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.



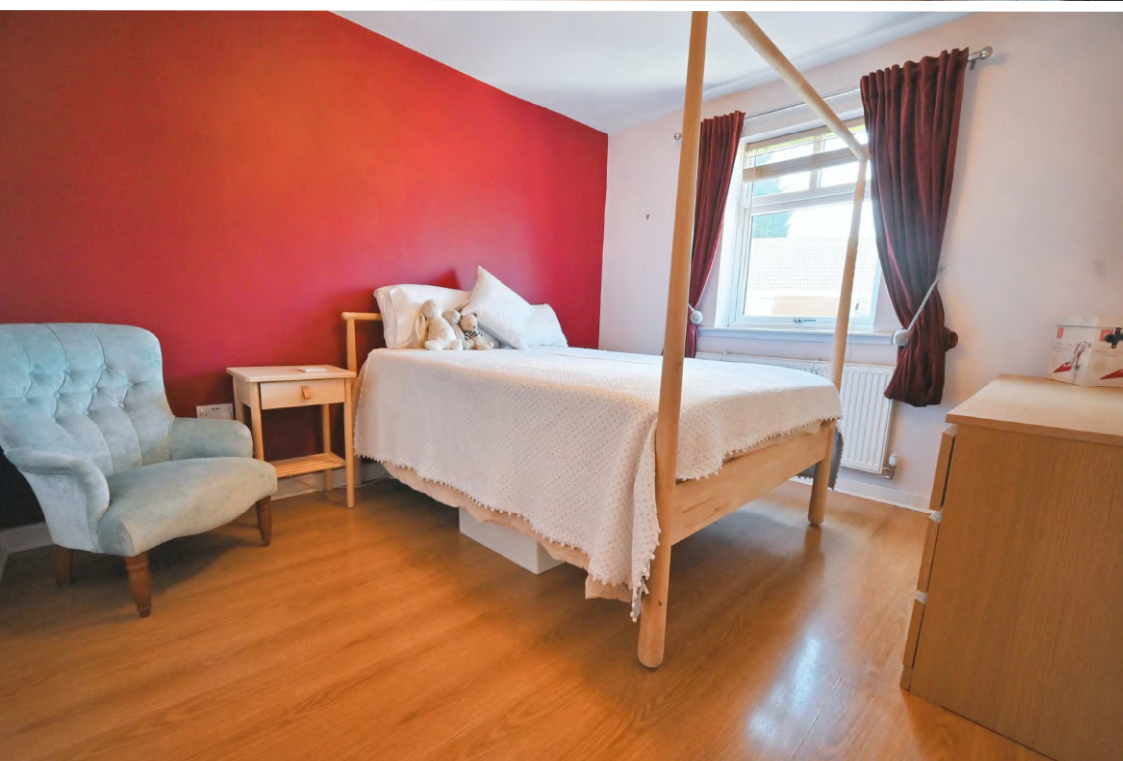










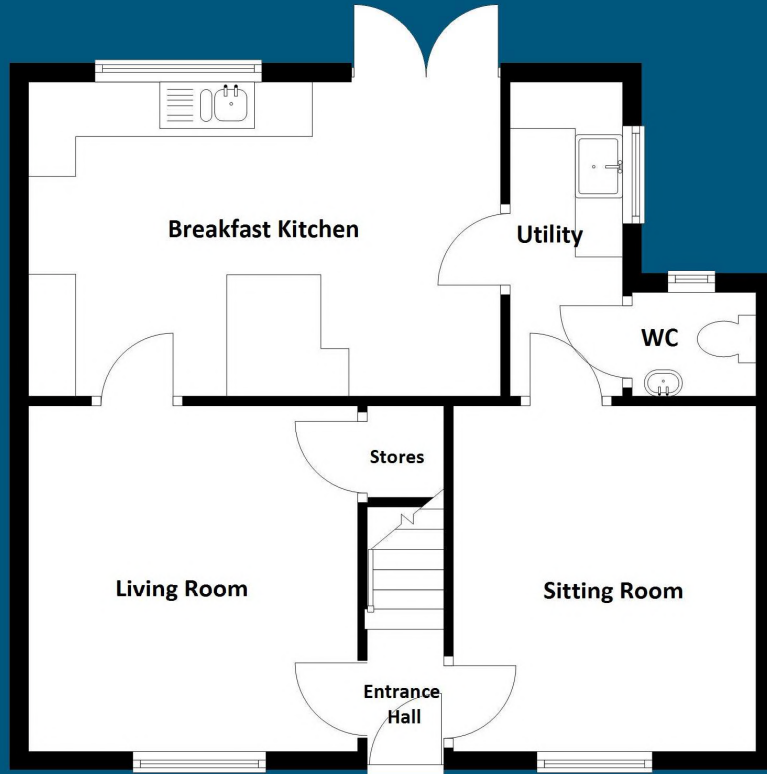






Ground Floor

Approx.: 551.8sq feet
(51.3sq metres)



First Floor

Approx.: 536.9sq feet
(49.9sq metres)



**Total Floor Area: 1088.6sq feet
(101.1sq metres) Approx.**

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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