



1 Dippons Mill Close, Tettenhall Wood

An Extended & Most Attractive 4 Bedroom 3 Bathroom Detached House In A Select Cul De Sac Just Off Mount Road & Perfect For Buyers Requiring A Luxury Home, Ready To Just Move Into!

1 Dippons Mill Close, Tettenhall Wood, Wolverhampton, WV6 8HH

Asking Price: Offers In Excess of £550,000

Tenure: Freehold

Council Tax: Band E – Wolverhampton

EPC Rating: C (72) No: 0900-6676-0722-2421-3453

Total Floor Area: 1,800.9sq feet (167.3sq metres) Approx.

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

Broadband – Ofcom checker shows Standard & Ultrafast are available

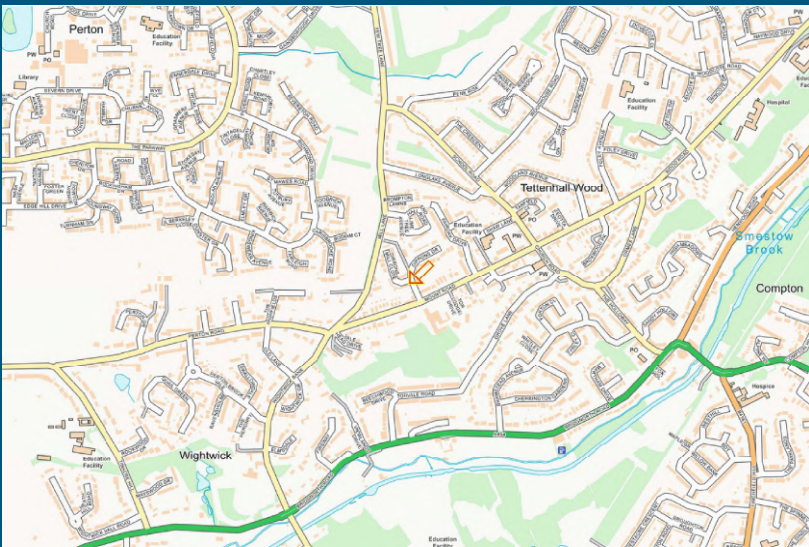
Mobile: Ofcom checker shows four main providers have limited coverage indoor and all four have likely coverage outdoor.

Occupying a choice corner position in a select cul-de-sac located just off Mount Road and therefore in a favoured address of Wolverhampton, this individually designed detached house has been extensively extended and redesigned over the years to create an individual, first class family home with a number of high quality features throughout, with no expense spared.

Offering a most attractive interior at approx. 1,800sq feet, the recently extended accommodation has been designed to utilise the maximum space with internal inspection essential to appreciate this exceptional property. Ideal for purchasers requiring a quality property, ready to just move into, viewing will reveal many appealing features including stylish décor throughout, quality carpets & flooring, new Worcester boiler, modern bathrooms and new family room and downstairs bedroom with ensuite.

Deceptive externally, the well-designed interior includes entrance hall with cloaks area & guest shower room, dining room with open archway to living room and internal French doors leads to the family room. From the family room, further internal bifold doors lead to spectacular 22ft open plan kitchen with sitting & dining area, fitted with an extensive contemporary bespoke suite including a number of highly quality appliances and a superb living space for large families & entertaining. The ground floor also includes a utility/ rear lobby and leads to the fourth bedroom with ensuite shower room. On the first floor, the landing leads to three bedrooms, all with built in wardrobes and a smart well-appointed family bathroom. At the front of the property is a double width paved driveway providing ample off road parking with further parking at side. The south facing enclosed rear garden has been landscaped to provide a pleasant outlook whilst maintaining the maximum privacy, with a large decking area, perfect for hosting summer parties. There is also a detached brick outbuilding with power & lighting, which could of course be used for a multitude of purposes i.e. home office, hobbies room etc.

Within walking distance of local schools in both sectors, bus routes & the facilities at Tettenhall Wood, Dippons Mill Close is also convenient for Tettenhall Village, Perton Centre, Compton and the amenities therein. The city centre is less than 2.5 miles away. A superb example of its type, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Entrance Hall: PVC double glazed front door, radiator, coved ceiling, recessed ceiling spot lights, stairs to first floor, laminate flooring and cloaks recess with double glazed windows to front with white shutters.

Guest Shower/ Cloak Room: Fitted with a luxury suite comprising shower enclosure with chrome overhead shower head & handheld spray, low level WC, vanity unit, chrome heated towel rail, recessed ceiling spot lights, tiled walls & flooring with underfloor heating, extractor fan and double glazed opaque window to side.

Dining Room: 14ft (4.27m) x 13ft (3.97m)

Radiator, large built in storage cupboard, coved ceiling, recessed ceiling spot lights, laminate flooring, internal double glazed double doors to family room and open archway to:

Living Room: 17'7" (5.37m) x 11'3" (3.42m)

Modern wall mounted black gloss living flame gas fire, radiator, coved ceiling, laminate flooring, double glazed window to front and internal double glazed double doors to family room.

Family Room: 18'5" (5.61m) x 11'5" (3.48m)

Laminate flooring with underfloor heating, recessed ceiling spot lights with flat skylight, internal bifold doors to kitchen and double glazed windows to rear with matching double doors.

Open Plan Kitchen with Dining Area: 22'3" (6.78m) x 11ft (3.35m)

Fitted with an extensive suite of matching modern cream gloss units comprising stainless steel 1.5 drainer sink unit with mixer tap, a range of base cupboards & drawers with plinth LED lighting, suspended wall cupboards with display lighting, granite worktops, built in Neff appliances including two double combination ovens, microwave, warming drawer, fridge, freezer, washing machine, dishwasher, 4-ring induction hob with automatic TouchControl downdraft hood, recessed ceiling spot lights with part vaulted ceiling, tiled floor with underfloor heating, and double glazed windows to side with white shutters.

Utility: 11'8" (3.62m) x 5'6" (1.68m)

Worktop, recess for washing machine & dryer, wall mounted gas fired Worcester central heating boiler, laminate flooring and PVC double glazed opaque door to rear.

Downstairs Bedroom Four: 9'7" (2.92m) x 7'9" (2.35m)

White vertical radiator, vaulted ceiling, laminate flooring and double glazed window to side with white shutters. **Ensuite: 9'7" (2.92m) x 4'1" (1.24m)**

Fitted with a new white suite comprising shower cubicle having handheld spray, low level WC, vanity unit, chrome heated towel rail, recessed ceiling spot lights, tiled walls & flooring, extractor fan and double glazed opaque window to rear.

First Floor Landing: Airing cupboard, coved ceiling and two double glazed windows to front.

Bedroom One: 17'7" (5.37m) x 11'5" (3.48m)

Built in triple wardrobe, radiator, coved ceiling and double glazed window to rear.

Bedroom Two: 10'7" (3.22m) x 10'7" (3.23m)

Built in mirrored wardrobe, radiator and double glazed window to side.

Bedroom Three: 10'9" (3.27m) x 7'5" (2.27m)

Built in wardrobe, radiator and double glazed window to rear.

Bathroom: 8'1" (2.47m) x 6'5" (1.96m)

Fitted with a smart white suite comprising tiled bath with handheld shower spray, shower enclosure with chrome overhead shower head & handheld spray, vanity unit with LED mirror over, low level WC, chrome heated towel rail, tiled walls & flooring with underfloor heating, recessed ceiling spot lights and double glazed window to side.

Rear Garden: Neatly landscaped to provide a most pleasant setting whilst maintaining the maximum privacy, the garden includes terrace with composite decking, shaped centre lawn, flowering borders with a variety of shrubs & trees, surrounding fencing & walling, gated side access, exterior water, lighting and power. **Outbuilding: 18ft (5.50m) x 9'8" (3.00m)** Power, lighting, laminate flooring and double glazed opaque windows with matching double doors to garden.

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.



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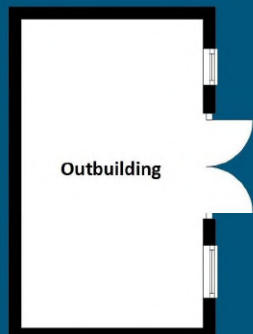




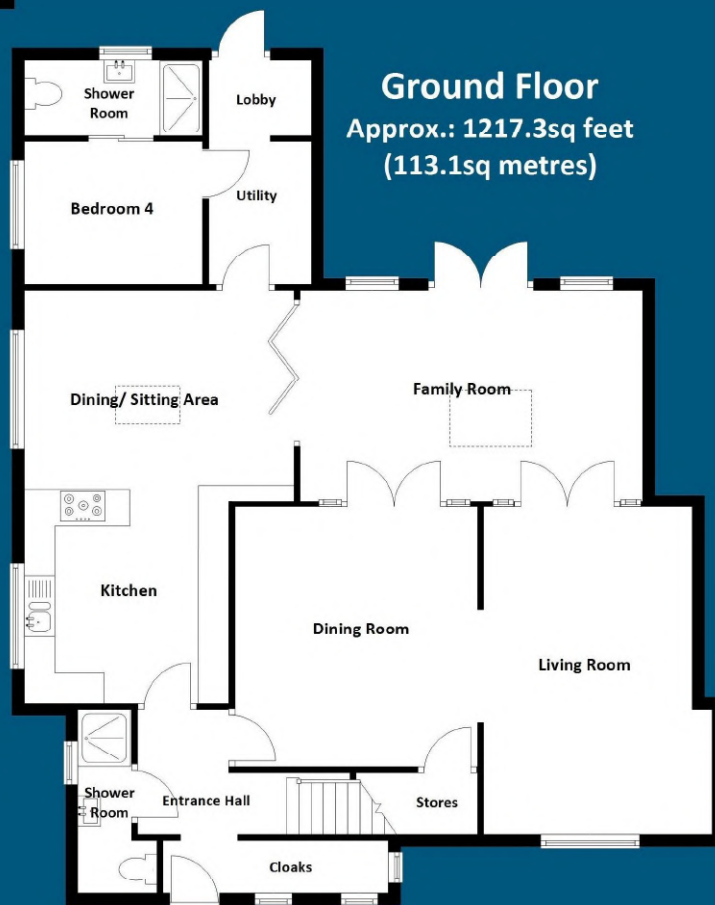








Outbuilding



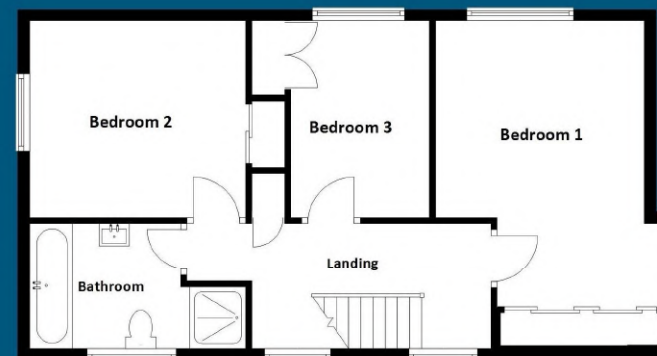
Ground Floor
Approx.: 1217.3sq feet
(113.1sq metres)



**Total Floor Area: 1,800.0sq feet
(167.3sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate

First Floor
Approx.: 583.6sq feet
(54.2sq 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:-

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.