



*1 Grotto Lane, Tettenhall*

**THOMAS HARVEY**  
ESTATE AGENTS



*A Spacious & Deceptive Four Bedroom Detached Family House,  
Occupying A Prominent & Corner Position In A Select Cul De Sac, Close  
To The Majority Of Amenities Including Tettenhall Village!*

**1 Grotto Lane, Tettenhall, Wolverhampton, WV6 9LP**

**Asking Price: £450,000**

**Tenure: Freehold**

**Council Tax: Band E - Wolverhampton**

**EPC Rating: E (49) No: 0360-2877-5440-2625-7981**

**Total Floor Area: 1,892.6sq feet (175.8sq metres) Approx.**

**No Upward Chain**

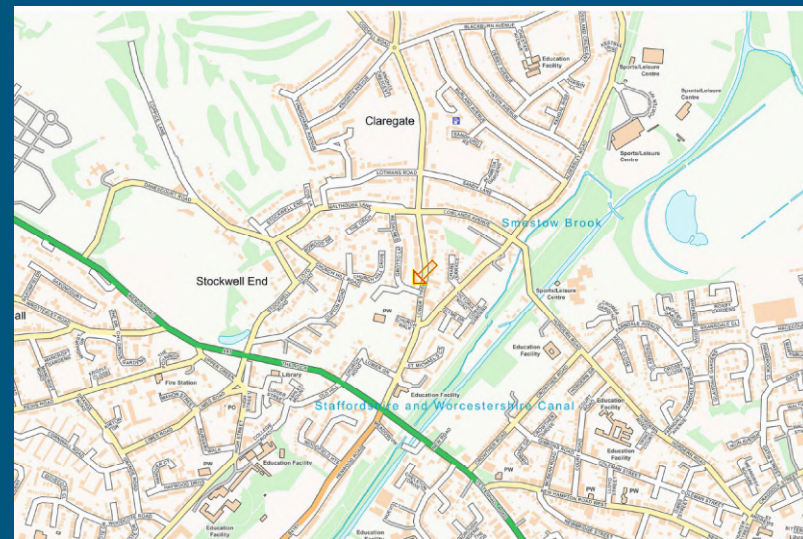
**Services: We are informed by the Vendors that all main services are installed**

Situated on a prominent corner position of this small select cul de sac located just off Lower Street and therefore in one of the most sought after locations in Tettenhall, this most interesting detached house proposes a deceptive & spacious living accommodation with internal inspection highly recommended to appreciate the tremendous potential this property has to present.

Although very well maintained over the years, No 1 is ideal for purchasers requiring a property to restyle to own requirements and a great opportunity to extend & reconfigure the accommodation (Subject To Planning Permission).

At a generous total floor area of approx. 1,892.6sq feet, the gas centrally heated & double glazed interior includes a reception porch, entrance hall with fitted cloakroom, 20ft through living room, separate dining room and a traditional breakfast kitchen. Adjacent to the kitchen, is a lobby providing access to the garden, utility and veranda with a large stores cupboard. There is also internal access to the double width garage. From the entrance hall, an open wooden staircase leads to the first floor, where the galleried landing leads to four bedrooms and family bathroom with coloured suite. At the front of the house, is a driveway providing ample off road parking and of course leads to the garage. As the house occupies a generous corner plot, the mature east facing rear garden is a further feature of Grotto Lane being fully stocked and providing a most pleasant outlook whilst maintaining the maximum privacy. There is of course space at the side of the house creating an excellent opportunity to extend on both levels (STPP).

Although located in a quiet & secluded setting, the property is in easy distance of the majority of amenities including a number of shops, schooling in both sectors and easy reach of the facilities in Tettenhall Village. The property is also only three miles from the M54 motorway and therefore an easy commute for principal towns & cities. Offered with No Upward Chain, 1 Grotto Lane is a fine example of its type and further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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**Reception Porch:** PVC double glazed double doors with matching full height side windows, tiled flooring and further access to veranda at side. **Entrance Hall:** Hardwood internal door, internal opaque glazed picture window, radiator, wood tiled flooring and L-Shaped staircase to first floor. **Fitted Cloakroom:** Fitted with a white suite comprising low level WC, pedestal wash hand basin, radiator, built in cloaks cupboard, laminate flooring and internal double glazed opaque window to front.

**Through Living Room: 20'1" (6.13m) x 12'6" (3.80m)**

Brick fireplace with marble hearth & display shelving with gas coal fire, two radiators, wall light points, coved ceiling, double glazed bow window to front and matching patio doors to rear garden.

**Dining Room: 12'5" (3.78m) x 10'2" (3.10m)**

Radiator, coved ceiling and double glazed bow window to rear.

**Breakfast Kitchen: 12'5" (3.78m) x 9'11" (3.03m)**

Fitted with a traditional suite of matching units comprising a range of base cupboards & drawers with suspended wall cupboards, laminate worktops, stainless steel single drainer sink unit, 4- ring gas hob with extractor hood over, built in twin ovens, radiator, part tiled walls, tiled flooring and double glazed bow window to rear.

**Side Lobby:** Hardwood opaque glazed door to rear and internal access to: **Utility: 8ft (2.44m) x 5'2" (1.57m)** Built in base cupboards, plumbing for washing machine, gas fired central heating boiler, tiled walls, tiled effect vinyl flooring and double glazed opaque window to rear. **Veranda:** Built in storage cupboard and internal access to: **Double Garage: 16'2" (4.94m) x 14'9" (4.49m)** 'Up & Over' garage door, power, lighting, double glazed opaque windows to front and workshop area at rear.

**First Floor Landing:** Loft hatch, coved ceiling and double glazed opaque full height window to front.

**Bedroom One: 12'5" (3.79m) x 12'5" (3.78m)**

Radiator, coved ceiling and double glazed window to rear.

**Bedroom Two: 12'6" (3.80m) x 10'1" (3.08m)**

Radiator, coved ceiling and double glazed window to rear.

**Bedroom Three: 10'6" (3.19m) x 10'1" (3.08m)**

Radiator and double glazed window to rear.

**Bedroom Four: 9'3" (2.81m) x 7'3" (2.21m)**

Radiator, built in cupboard / wardrobe and double glazed window to front.

**Bathroom: 9'2" (2.80m) x 6'2" (1.87m)**

Fitted with a traditional suite comprising panelled bath with electric shower unit over & side screen, pedestal wash hand basin, low level WC, radiator, tiled walls, built in airing cupboard, tiled effect flooring and double glazed opaque window to side.

**Rear Garden:** Mature and fully stocked comprising a full width L-Shaped paved patio overlooking the centre lawn, flowering borders with a variety of shrubs & trees, surrounding fencing & hedging with gated 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.







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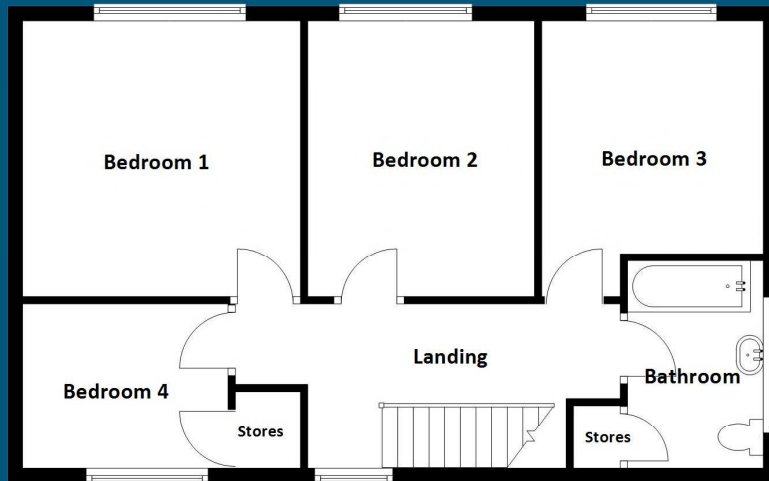






## First Floor

Approx.: 667.9sq feet  
(62.1sq metres)



## Ground Floor

Approx. 1224.7sq feet  
(113.8sq metres)



**Total Floor Area: 1892.6sq feet  
(175.8sq 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:-

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.