



46 Grange Road, Tettenhall

An Exceptional & Deceptive Three Bedroom Two Bathroom Character Semi Detached House, Which Has Been Restyled In Recent Years To Provide A Modern Interior Whilst Retaining The Charm & Appeal Of A Period Property. Set Within Walking Distance To Tettenhall Village!

46 Grange Road, Tettenhall, Wolverhampton, WV6 8RQ

Asking Price: £360,000

Tenure: Freehold

Council Tax: Band C – Wolverhampton

EPC Rating: E (51) No: 0735-0325-8500-0367-0292

Total Floor Area: 1241.0sq feet (115.3sq metres) Approx.

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

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

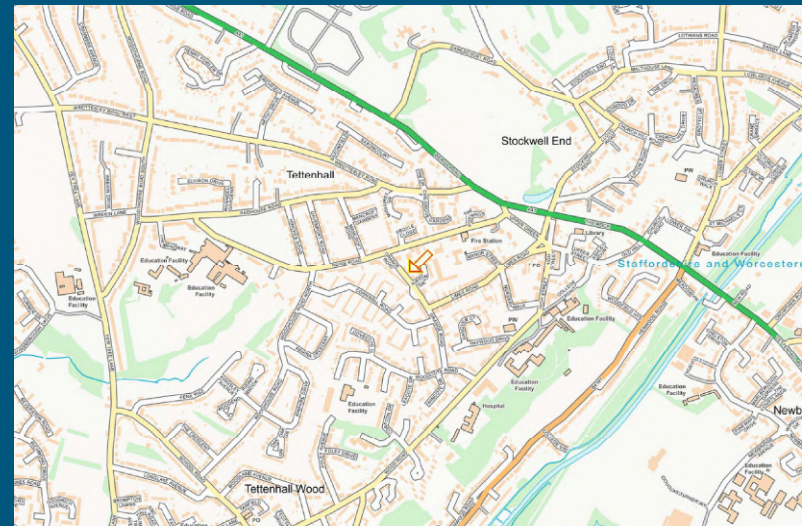
Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Situated in one of the most sought after locations in Tettenhall and within easy walking distance of the Village Centre, this stunning period semi detached house has been extensively restyled by the present owners to create a most charming & stylish interior, with no expense spared to create a modern interior whilst retaining the charm & appeal of a period property.

Internal inspection is highly recommended to appreciate the thought & design gone into creating undoubtedly one of the finest examples of its type, a perfect opportunity for purchasers requiring a bespoke luxury home ready to just move into! Designed to utilise the maximum space, the unique and well planned layout includes a number of striking features throughout including trendy décor, quality flooring, replaced double glazed windows & external doors, smart bathrooms and a luxury breakfast kitchen.

At approx. 1241.0sq feet and arranged over three floors, the gas centrally heated & double glazed accommodation includes entrance hall, front living room with period style cast iron fire place, a separate sitting/ dining room and an inner lobby leads to utility/ guest cloakroom and having built in storage. At the rear of the house is the eye-catching breakfast kitchen having recently been refitted with a superior suite and having a range of built in appliances, perfect for entertaining guests & large families. From the sitting room, a concealed staircase leads to the first floor landing having two double bedrooms and sympathetically refitted bathroom incorporating a luxury suite. A further staircase leads to the second floor master bedroom suite, having built in double wardrobes, shower room and a separate walk in wardrobe/ dressing room. This space could be used for a multitude of purposes i.e. study etc. At the side of the house, 46 has a double width driveway providing ample off road parking and an EV charging point. The rear garden also offers excellent useable outdoor space, having been landscaped to offer a low maintenance and is ideal for hosting summer parties!

Not only is Grange Road within walking distance of Tettenhall High Street and the amenities therein, No 46 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. Viewing is highly recommended to appreciate this most individual property being a superb example of its type!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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Entrance Hall: Hardwood glazed front door with window over and coved ceiling.

Living Room: 13'1" (4.00m) x 10'11" (3.33m)

Period style cast iron fireplace with wood surround, tiled hearth & gas coal fire, covered radiator, coved ceiling and double glazed picture window to front.

Sitting/ Dining Room: 13'8" (4.17m) x 10'7" (3.21m)

Radiator, built in storage cupboard understairs, concealed staircase to first floor, laminate flooring and double glazed picture window to rear with matching side window. An open Archway to:

Inner Lobby: Radiator, recessed ceiling spotlights, built in storage cupboard housing wall mounted gas fired Baxi central heating boiler, laminate flooring and PVC double glazed opaque door to side exterior with matching side window. **Fitted Cloakroom/ Utility: 7'1" (2.17m) x 6'1" (1.86m)** Recessed WC, vanity unit, plumbing for washing machine, radiator, recessed ceiling spotlights, laminate flooring and double glazed opaque window to side. **Breakfast Kitchen: 15'8" (4.87m) x 10'7" (3.27m)** Fitted with a modern suite of shaker style units comprising a range of base cupboards, drawers & matching suspended wall cupboards with under lighting, concrete effect worktops with matching splashbacks, Belfast sink with matte white mixer tap, a range of built in appliances including fridge, freezer, convection oven/ microwave, electric fan oven, dishwasher & 4-ring induction hob with concealed extractor hood over, radiator, laminate flooring and double glazed windows to rear with French doors to garden.

First Floor Landing: Built in linden cupboard and a further staircase to the second floor.

Bedroom Two: 13'1" (3.99m) x 11'4" (3.46m)

Radiator, built in cupboard/ wardrobe, coved ceiling and double glazed window to rear.

Bedroom Three: 13ft (3.97m) x 10'8" (3.26m)

Radiator, coved ceiling and double glazed window to front.

Bathroom: 7'7" (2.31m) x 6'9" (2.06m)

Fitted with a smart heritage style white suite comprising single ended roll top bath with handheld spray, corner shower enclosure with electric shower, high level traditional WC, vanity unit, chrome heated towel rail, stone effect tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed window to front.

Second Floor Landing: Double glazed window to side and **Walk In Wardrobe: 7'5" (2.26m) x 4'5" (1.34m).**

Bedroom One: 16'2" (4.94m) x 10'6" (3.25m) Radiator, built in twin double wardrobes, storage into eaves, recessed ceiling spotlights and two skylights to rear. **Ensuite: 5'8" (1.73m) x 5'7" (1.70m)** Fitted with a white suite comprising corner shower cubicle with wall mounted electric shower, low level WC, pedestal wash hand basin, radiator, recessed ceiling spotlights, extractor fan and laminate effect vinyl flooring.

Rear Garden: Enjoying an east facing aspect and being mainly paved for low maintenance, having a large full width imprinted concrete terrace, flowering borders with a variety of shrubs & trees with slate chippings, garden stores, shed, surrounding fencing and gated side access. At the side of the property is a driveway providing ample off road parking and the use of an EV charging point.







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.



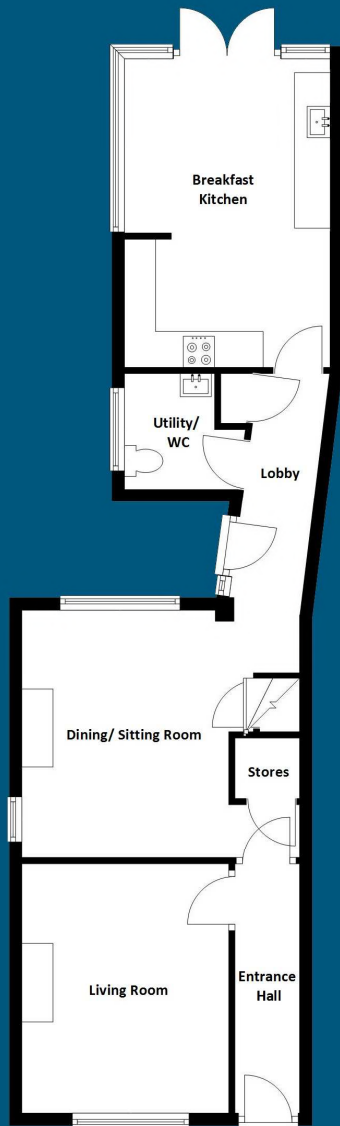








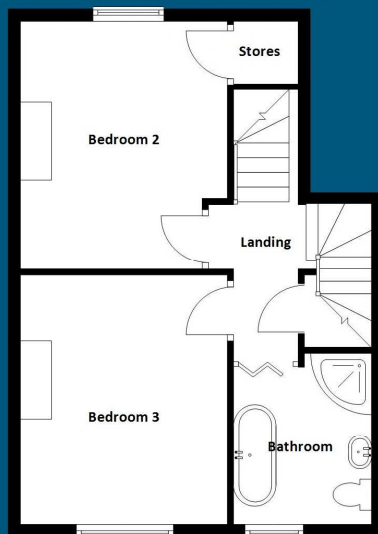




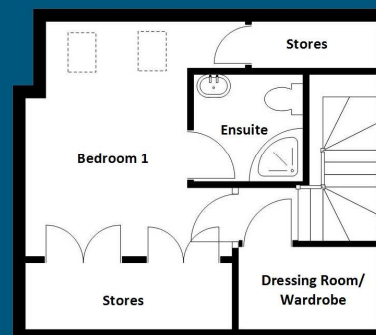
Ground Floor
Approx.: 647.0sq feet
(60.1sq metres)

Total Floor Area: 1241.0sq feet (115.3sq 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.: 442.1sq feet
(41.1sq metres)



Second Floor
Approx.: 151.9sq feet
(14.1sq 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.

MISDESCRIPTORS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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