



74 Mount Road, Tettenhall



*A Beautifully Presented Three Bedroom Two Bathroom Detached Bungalow Recently Refurbished To A First Class Standard With A Host Of Superior Features Throughout!*

**74 Mount Road, Tettenhall Wood, Wolverhampton, WV6 8HQ**  
**Asking Price: £475,000**

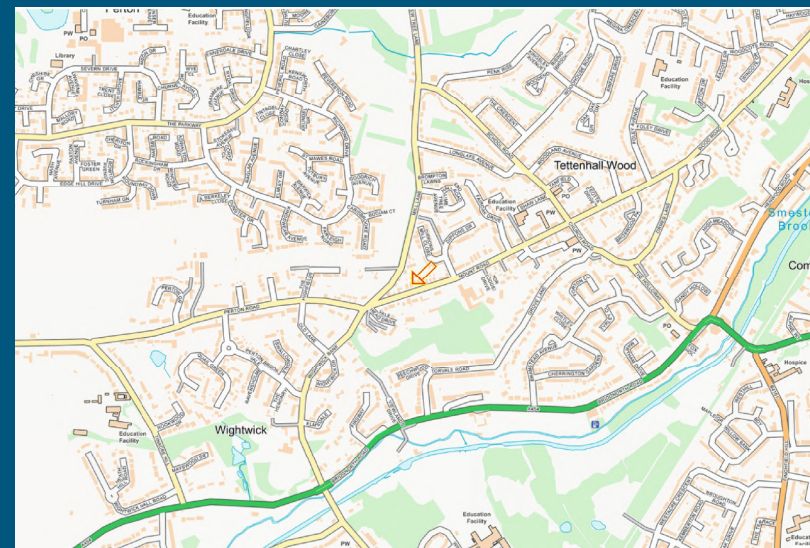
- Tenure:** Freehold  
**Council Tax:** Band E – Wolverhampton  
**EPC Rating:** B (84) No: 0100-4127-0322-5506-3653  
**Total Floor Area:** 1562.1sq feet (145.1sq metres) Approx.  
**Services:** We are informed by the Vendors that all main services are installed together with solar panels having 5kW of battery storage.  
**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.

Situated in one of the most sought after locations in Wolverhampton, located on the border of Tettenhall Wood & Wightwick, this most impressive & attractive detached bungalow has been extensively refurbished to create one of the finest examples of its type currently listed on the market, with internal inspection an absolute must!

Thoughtfully remodelled by the present owners to create a stunning & modern interior, at approx. 1,562.1sq feet, the accommodation has been designed to utilise the maximum space and is perfect for purchasers requiring a quality property, ready to just move into. Viewing will reveal many appealing features including fresh & stylish décor throughout (and down to the finest detail), quality carpets & flooring, new double glazed windows & doors including the porch & conservatory, new central heating system, solar panels, charming 19ft living room with log burner stove, modern bathrooms and a fantastic new breakfast kitchen with a range of built in appliances.

The accommodation now includes reception porch to entrance hall, shower room/ guest cloakroom, living room with internal sliding doors to the conservatory, a separate dining room and of course the breakfast kitchen. This rear layout provides extremely versatile accommodation having the benefit of creating a great space for entertaining large families & guest or can be used as completely separate receptions rooms. From the entrance hall, an inner hall leads to a further shower room and three bedrooms, all fitted with a range of built in furniture & storage. In the inner hall, a loft hatch with pull down ladder leads to the large attic space which could of course be converted to create additional accommodation if required (Subject to Planning Permission). At the front of the property is driveway providing off road parking, together with a gated outdoor courtyard leading to the entrance hall. At the side of the bungalow, double gates lead to the long driveway, which leads to the back of the plot having further off road parking with EV charging point and a detached double garage with remote controlled shutter door. The fully stocked rear garden has also been thoughtfully landscaped to create a beautiful & tranquil setting, whilst maintaining the maximum privacy and offers excellent useable outdoor space.

In walking distance of Tettenhall Wood shopping parade and within easy reach of the many shops in Tettenhall Village and at Compton, both less than half a mile away, Mount Road is also within easy reach of both Tettenhall Wood Parish, with outstanding local schools nearby, both state and independent. The bungalow is also convenient for superb transport links together with the facilities at Codsall, Tettenhall & Perton are similarly only minutes away. With early interest highly recommended, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



**Porch:** PVC double glazed sliding door with matching full height picture window, wall light and LVT flooring.

**Entrance Hall:** Internal double glazed opaque sliding door, covered radiator, coved ceiling and LVT flooring.

**Shower Room One: 6'3" (1.91m) x 5'7" (1.70m)**

Fitted with a new modern white suite comprising corner shower with chrome overhead showerhead & separate handheld spray, recessed WC, vanity unit, white heated towel rail, pale grey tiled walls, recessed ceiling spot lights, slate style tiled flooring with underfloor heating and double glazed opaque window to side.

**Living Room: 19'1" (5.82m) x 15'11" (4.84m)**

Fire place with slate tiled inserts, matching hearth, oak beam & wood burning stove, two radiators, coved ceiling, polished wood style laminate flooring, double glazed full height window to front and internal double glazed sliding doors to:

**Conservatory: 18'6" (5.63m) x 9'8" (2.95m)**

Full width & height double glazed windows with fitted blinds including a remote controlled electric blind, LVT flooring and a sliding door to rear.

**Dining Room: 13'1" (4.00m) x 9'11" (3.01m)**

Radiator, coved ceiling, laminate flooring and double glazed full height bay window to rear.

**Breakfast Kitchen: 15'8" (4.77m) x 9'11" (3.01m)**

Fitted with an extensive suite of matching modern light units comprising a range of base cupboards, drawers & suspended wall cupboards with background lighting & LED plinth lighting, granite worktops, black Franke 1.5 drainer sink unit with chrome pull out mixer tap, built in appliances include 4-ring induction hob with stainless steel extractor hood over, electric double fan oven, combination microwave oven over, fridge, dishwasher, radiator, period style coved ceiling, white brick style part tiled walls, recessed ceiling spot lights, LVT flooring, composite double glazed door to side and double glazed window.

**Inner Hall:** Radiator, coved ceiling, LVT flooring and loft hatch with pull down ladder to attic space housing the wall mounted gas fired Worcester central heating boiler.

**Bedroom One: 14'11" (4.55m) x 9'11" (3.01m)**

Fitted with an wide range of built in furniture including floor to ceiling mirrored double wardrobe, bedside drawers/ tables with overhead stores, dressing table with drawers & seating area, radiator, coved ceiling and double glazed window to front.

**Bedroom Two: 10'10" (3.31m) x 9'1" (2.77m)**

Fitted with a range of built in furniture including triple wardrobes, dressing table with drawers & shelving, radiator, coved ceiling and double glazed windows to front & side.

**Bedroom Three: 9'11" (3.01m) x 8'4" (2.55m)**

Fitted with a range of built in furniture including triple wardrobes, overhead stores & dressing table with drawers, radiator, coved ceiling and double glazed window to side.

**Shower Room: 6'10" (2.08m) x 5'7" (1.70m)**

Fitted with a new modern white suite comprising walk in double shower with chrome overhead showerhead & separate handheld spray, matching recessed WC & vanity unit, graphite heated towel rail, pale grey tiled walls, recessed ceiling spot lights, slate style tiled flooring and double glazed opaque window to side.

**Outside:** At the front of the bungalow is a tarmac driveway and lawned front garden with iron railings & gate to side entrance. To the right side, a gated & block paved driveway leads to the rear garden, further off road parking with EV charging point and garage. The rear garden is neatly landscaped with a shaped lawn, flowering borders & rockeries, paved seating area at rear, a variety of shrubs & trees, surrounding fencing and covered open veranda to the side of the garage. **Garage: 17ft (5.18m) x 16'4" (4.99m)** Remote controlled shutter garage door, power, lighting, shelving and hardwood opaque glazed door to side with matching window.

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.





























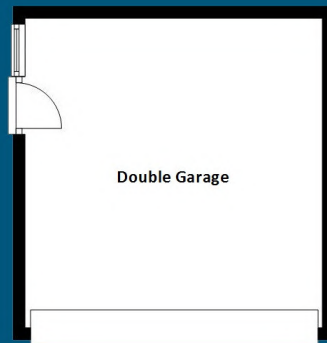




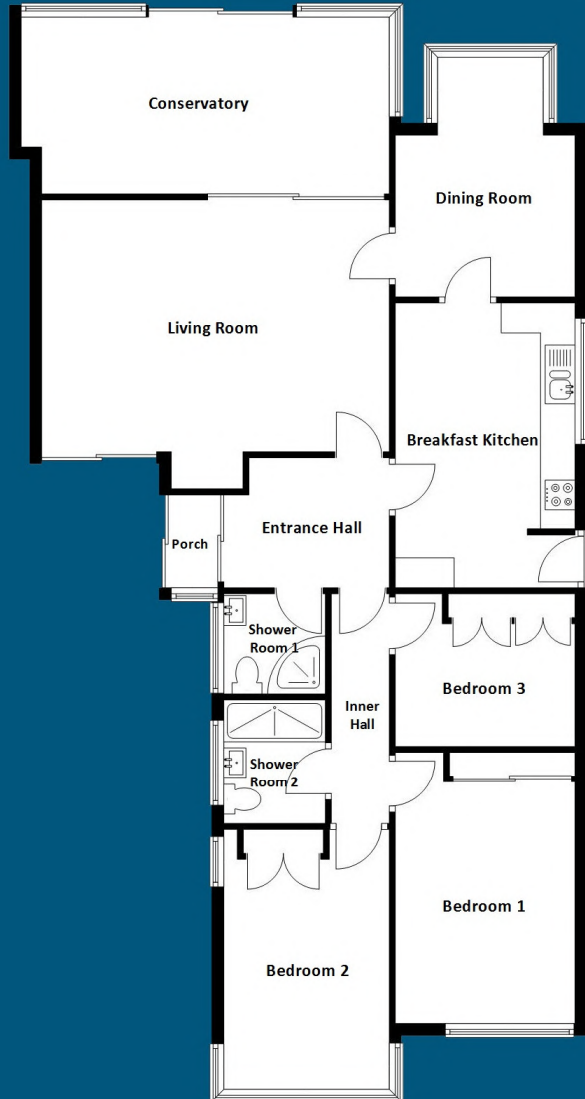


**Total Floor Area: 1562.1sq feet  
(145.1sq metres) Approx.**

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



Double Garage



**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.**

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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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