



16 Balfour Crescent, Newbridge

THOMAS HARVEY
ESTATE AGENTS

*A Deceptive Three Bedroom Two Bathroom Three Storey Detached Period House
With A Host Of Character Features Throughout, Located Just Off The
A41 Tettenhall Road & On The Border Of A Conservation Area!*

16 Balfour Crescent, Newbridge, Wolverhampton, WV60BJ

Asking Price: £475,000

Tenure: Freehold

Council Tax: Band D – Wolverhampton

EPC Rating: E (46) No: 9165-3052-3203-3735-8204

Total Floor Area: 1599.4sq feet (148.6sq metres) Approx.

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

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

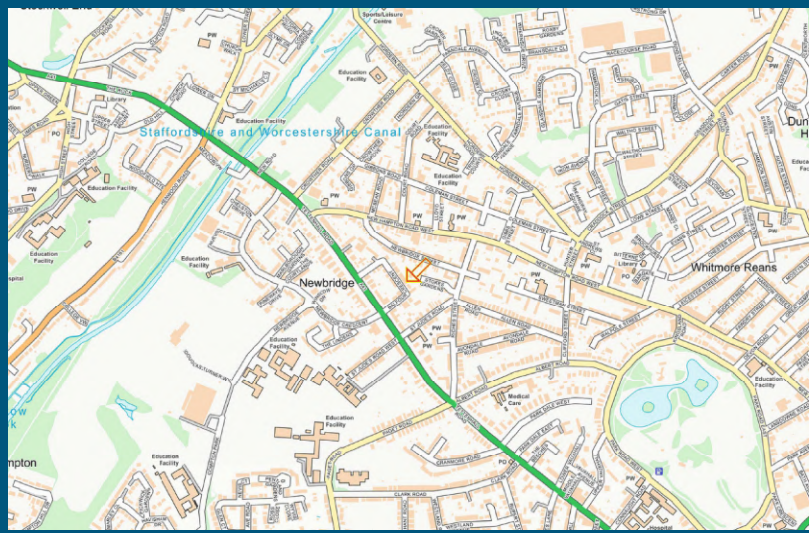
Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have good coverage outdoor.

Occupying a choice location just off the A41 (Tettenhall Road) on the border of a conservation area and set well back from the road, this distinctive and deceptive three storey detached period property has been sympathetically well maintained over the years to create a spectacular family home with a host of character features throughout. A perfect opportunity for purchasers requiring a bespoke and an attractive home, ready to just move into, viewing of the accommodation is essential to appreciate the surprisingly spacious living space.

Deceptive externally and thoughtfully restyled in recent years by the present owners yet retaining the charm and appeal of a period property, 16 Balfour Crescent is undoubtedly one of the finest examples of its type currently listed on the market.

Utilising the maximum space at approx. 1599.4sq feet, the unique and well planned layout includes a number of striking features throughout including fresh and grand décor, quality flooring, feature fireplaces, tall ceilings, a number of replaced double glazed windows, individually designed bathrooms and a smart breakfast kitchen. Constructed to an individual design, the versatile accommodation includes porch to welcoming reception hall with chequered tiled flooring and staircase to the first floor, front living room, separate dining room and 17ft breakfast kitchen with an extensive range of built in solid wood units. The ground floor also includes a well-appointed utility with guest cloakroom. On the first floor the galleried landing has the use of a study/ seating area, two double bedrooms with period style fireplaces, large family bathroom fitted with a traditional suite and a further shower room. From the landing, an additional staircase leads to the second floor with plenty of storage into the eaves and a third double bedroom. At the front of the house is a walled & block paved driveway providing ample off road parking and leads to the open garage/ carport at side. A special selling point of the house is certainly the fully stocked rear garden, landscaped to create a most striking setting with large terrace, 100ft long lawn, mature flower beds and all maintaining the maximum privacy.

Convenient for easy access to the City Centre, West Park & Tettenhall Village with the amenities therein, the property also has the benefit of a number of favoured schools within walking distance including Wolverhampton Girls High, Wolverhampton Grammar School, St Peters Academy & Wolverhampton College. Wolverhampton Tennis & Squash Club is also a short distance away located just off Newbridge Crescent. A superb example of a family home, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	46 E	
21-38	F		
1-20	G		



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Porch: UPVC double glazed double doors. **Entrance Hall:** Internal hardwood opaque leaded glazed door with matching stained glass side windows, radiator, coved ceiling, recessed ceiling spot lights, black & white chequered floor tiles and oak staircase to first floor with built in cloaks cupboard below.

Living Room: 13'8" (4.16m) x 13'1" (3.98m)

Arched cast iron open fireplace with wood surround & tiled hearth, radiator, coved ceiling and hardwood glazed large bay window to front with leaded stained glass opaque top inserts.

Dining Room: 13'1" (3.98m) x 10'4" (3.16m)

Radiator and hardwood glazed picture window to side.

Breakfast Kitchen: 16'7" (5.05m) x 12'6" (3.81m)

Fitted with an extensive suite of matching 'Magnet' solid wood units comprising a range of base cupboards, drawers & suspended wall cupboards with background lighting under, granite worktops with sunken stainless steel Franke sink including mixer tap, recess & gas point for double cooker, Rangemaster black extractor hood, radiator, coved ceiling, slate style tiled flooring and double glazed windows to rear with matching UPVC door to garden.

Utility: 12'11" (3.93m) x 10ft (3.04m)

Fitted with a modern shaker style suite comprising a range of base cupboards & suspended wall cupboards, laminate worktops, concealed wall mounted gas fired Baxi central heating boiler, plumbing & recess for both washing machine & dishwasher, radiator, recessed ceiling spot lights, slate style tiled flooring and double glazed windows to side with matching UPVC side door. **Guest Cloakroom/ WC:** Low level WC, corner sink unit, radiator, extractor fan, tiled flooring and double glazed window to rear.

First Floor Landing: Radiator, coved ceiling, second staircase to top floor, double glazed windows to side & front with Sitting/ Study Area.

Bedroom One: 13'7" (4.14m) x 13ft (3.96m)

Period style fireplace, radiator, coved ceiling and hardwood glazed feature bay window to front.

Bathroom: 10'7" (3.22m) x 13'1" (3.98m)

Fitted with a white Imperial suite including freestanding cast iron roll top bath, high level WC, pedestal wash hand basin, period style fireplace with tiled hearth, radiator, coved ceiling and double glazed window to rear.

Shower Room: 9'1" (2.76m) x 10'7" (3.22m)

Fitted with a traditional white suite comprising corner shower enclosure with chrome overhead rainfall shower, low level WC, pedestal wash hand basin, period style radiator with heated towel rail, tiled walls, coved ceiling, patterned tiled effect cushioned flooring and double glazed opaque window to side.

Bedroom Two: 12'4" (3.75m) x 9'10" (3.00m)

Period style fireplace, radiator and double glazed window to rear.

Second Floor Landing: Double glazed window to side and dual access to eaves storage.

Bedroom Three: 13'1" (4.00m) x 9'4" (2.85m)

Radiator and double glazed window to side.

Open Garage/ Carport: Side opening garage doors with rear double gates providing through access to the **Rear Garden:** Enjoying a north-east facing aspect and at over approx. 100ft long, the sympathetically landscaped rear garden has been designed to create a most stunning outlook whilst maintaining the maximum privacy. Having a large L-Shaped paved patio with large grey smooth paving slabs, flowering borders with timber sleepers, steps to centre lawn with mature flower beds including a variety of shrubs & trees, exterior water and surrounding fencing.

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.











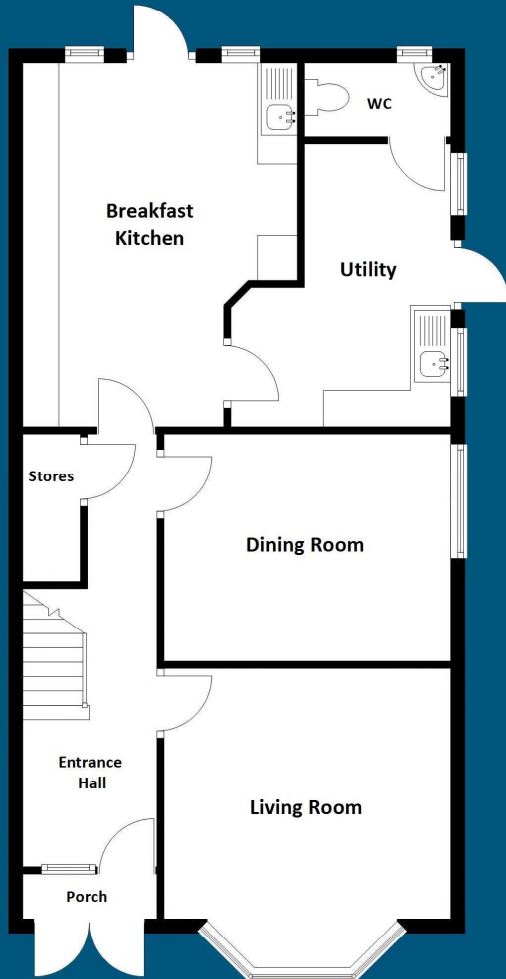






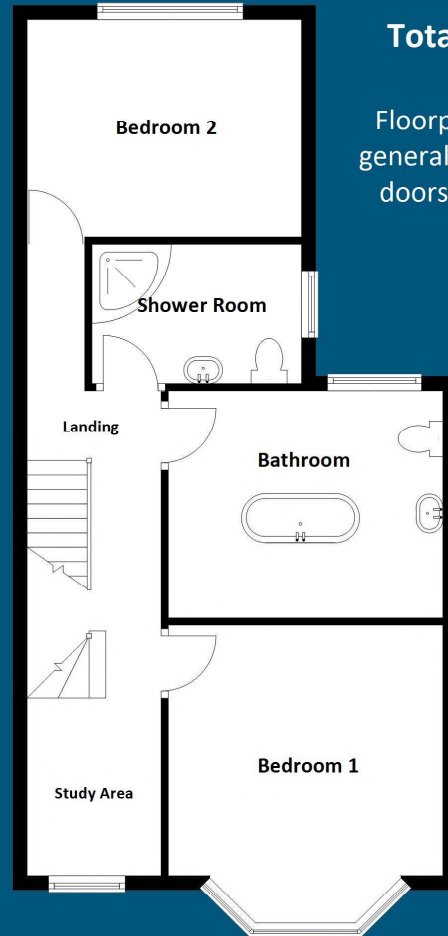
Ground Floor

Approx.: 764.5sq feet
(71.0sq metres)



First Floor

Approx.: 652.1sq feet
(60.6sq metres)

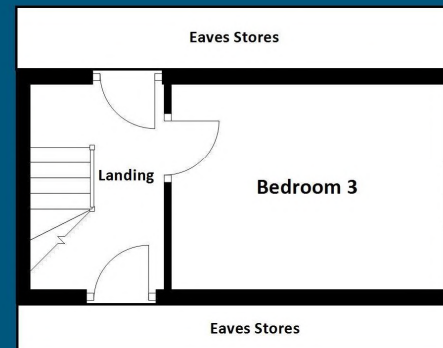


Total Floor Area: 1599.4sq feet (148.6sq metres) Approx.

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

Second Floor

Approx.: 182.8sq feet
(17.0sq 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.

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