



15 Chatsworth Gardens, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Most Impressive Four Bedroom Three Bathroom Detached Modern House, In An Exclusive Development Of Luxury Homes & Located In One Of Tettenhall's Favourite Addresses!

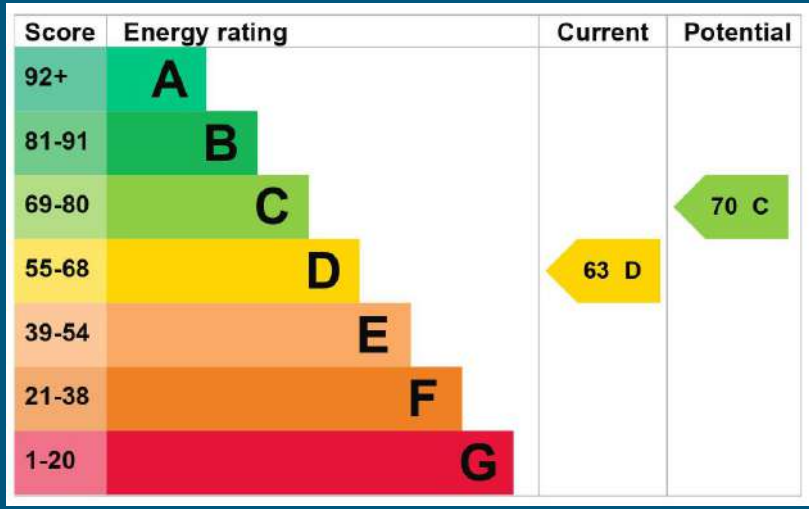
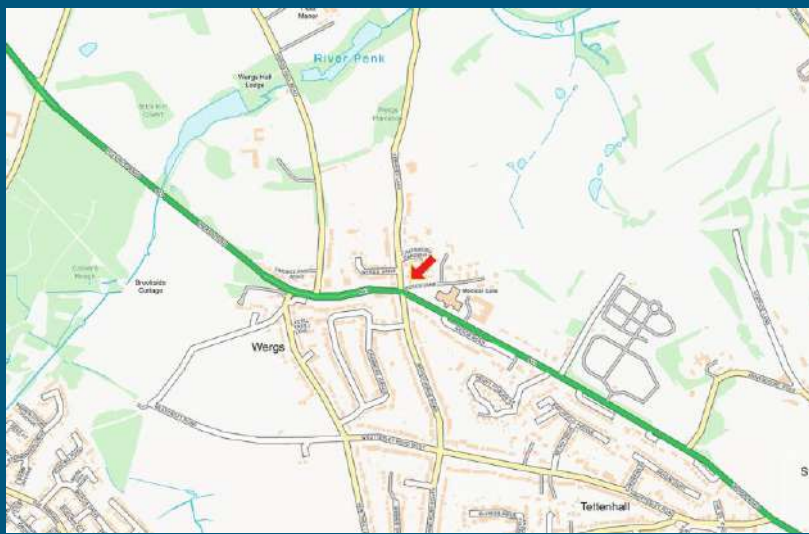
15 Chatsworth Gardens, Tettenhall, Wolverhampton, WV6 8UU
Asking Price: £700,000

Tenure: Freehold
Council Tax: Band G – Wolverhampton
EPC Rating: D (63) **No:** 8335-4829-4500-0016-2292
Total Floor Area: 1945.8sq feet (180.8sq metres) Approx.
No Upward Chain
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 three of four main providers have good coverage indoor and all four have likely coverage outdoor.

Occupying not only a corner position, 15 Chatsworth Gardens sits one of the largest plots on this luxury development of large detached houses, being located just off Keepers Lane and therefore in a favoured residential area of Tettenhall. Well maintained over the years, this spacious and modern designed detached house is a first class example of a family home!

With viewing highly recommended to appreciate the versatile layout which has been constructed to utilise the maximum space, the interior is ideal for purchasers requiring a home to cosmetically restyle to own requirements. With a generous floorplan of approx. 1945.8sq feet, the accommodation includes entrance hall with guest cloakroom, 16ft living room with double doors to dining room and a separate sitting room. At the rear of the house is a breakfast kitchen, fitted with a traditional wood suite and has a useful utility adjacent with internal access to the double width garage. From the entrance hall, the staircase leads to the first floor where there are four good bedrooms with two ensuite shower rooms and a family bathroom. At the front of the house is a long driveway providing ample off road parking and of course leads to the garage. The rear garden enjoys a south-west facing aspect and enjoys a pleasant outlook whilst maintaining the maximum privacy. As the house enjoys a large double plot, there is tremendous potential at the side to further extend the accommodation on both floors if required (Subject To Planning Permission).

Adjacent to Wergs Golf Course, in one of the most sought after locations in Wolverhampton, Chatsworth Gardens is most convenient for easy access to the majority of amenities, including the facilities in Tettenhall Village, a number of popular restaurants, Tennis & Cricket clubs, Bilbrook Train Station is only 1.4miles away and of course perfect for golf enthusiast. The area is also served well for excellent schooling in both sectors. Available with no upward chain, the well-presented accommodation which has the benefit of gas central heating & double glazing further comprises:



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Entrance Hall: Hardwood front door with opaque hardwood double glazed side windows, radiator and staircase to first floor. **Fitted Cloakroom:** Fitted with a light suite comprising low level WC & sink unit, radiator, tiled walls and double glazed opaque window to rear.

Living Room: 15'1" (4.59m) x 11'9" (3.59m)

Marble fireplace & hearth with gas coal fire & wood surround, two radiators, wall light points, coved ceiling and double glazed bay window to front. Internal double doors lead to: **Dining Room 14ft (4.27m) x 11'9" (3.59m)** Radiator, coved ceiling and double glazed bay window to rear with double doors opening onto the garden.

Sitting Room: 11'11" (3.62m)x 10ft (3.06m)

Radiator, coved ceiling and double glazed bay window to front.

Breakfast Kitchen: 14'11" (4.54m)x 13'11" (4.23m)

Fitted with a matching suite of traditional wood units comprising a range of base cupboards, drawers & suspended wall cupboards, matching worktops, 1½ drainer sink unit with mixer tap, whirlpool electric oven, 4- ring gas hob with extractor hood over, dishwasher, radiator, built in pantry, tiled flooring, double glazed window to rear and internal access to garage and utility.

Utility: 7'8" (2.33m) x 5'9" (1.75m)

Fitted with a base cupboard, full length worktop, stainless steel single drainer sink unit, plumbing & recess for both washing machine & tumble dryer, radiator, tiled flooring, extractor fan and PVC double glazed door to rear with matching side window.

Double Width Garage: 17'10" (5.43m) x 17'3" (5.27m)

Twin 'up & over' garage doors, power, lighting, wall mounted gas fired Worcester central heating boiler and PVC double glazed opaque door to rear.

First Floor Landing: Radiator and loft hatch.

Bedroom One: 13ft (3.95m) x 12'1" (3.69m)

Radiator, coved ceiling, double glazed window to front and concealed walk-in wardrobe.

Ensuite: 7'10" (2.38m) x 6'11" (2.12m) Fitted with a traditional suite comprising double corner shower enclosure, low level WC, pedestal wash hand basin, bidet, radiator, part tiled walls, extractor fan and double glazed opaque window to front.

Bedroom Two: 9'10" (3.00m) x 12'2" (3.71m)

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

Ensuite: 6'7"max (2.01m max) x 6'8" (2.04m) Fitted with a traditional suite comprising double shower enclosure, low level WC, pedestal wash hand basin, radiator, part tiled walls, extractor fan and double glazed opaque window to side.

Bedroom Three: 11'2" (3.41m) x 11'9" (3.59m)

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

Bedroom Four: 8ft (2.44m) x 8'1" (2.47m)

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

Bathroom: 7'9" (2.35m) x 10'4"max (3.14m max)

Fitted with a traditional coloured suite comprising panelled bath with handheld spray, corner vanity unit, low level WC, bidet, radiator, part tiled walls, built in airing cupboard, extractor fan and double glazed opaque window to rear.

Rear Garden: Enjoying a south-west facing aspect and at a generous size of approx. 411sq feet, the rear garden has been designed to provide a pleasant setting, low maintaining and as a corner plot, certainly delivers the upmost privacy. The garden includes a large full width paved patio overlooking the shaped centre lawn, a variety of shrubs & trees, surrounding fencing, side terrace with timber pergola and gated access to front.

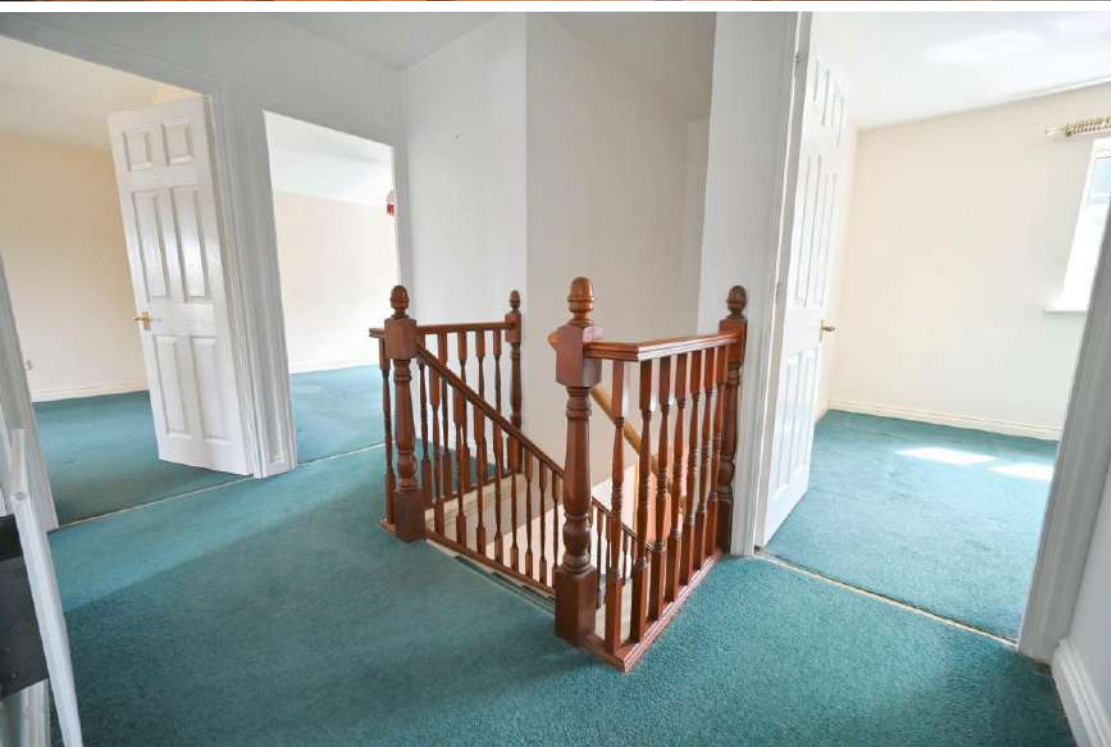
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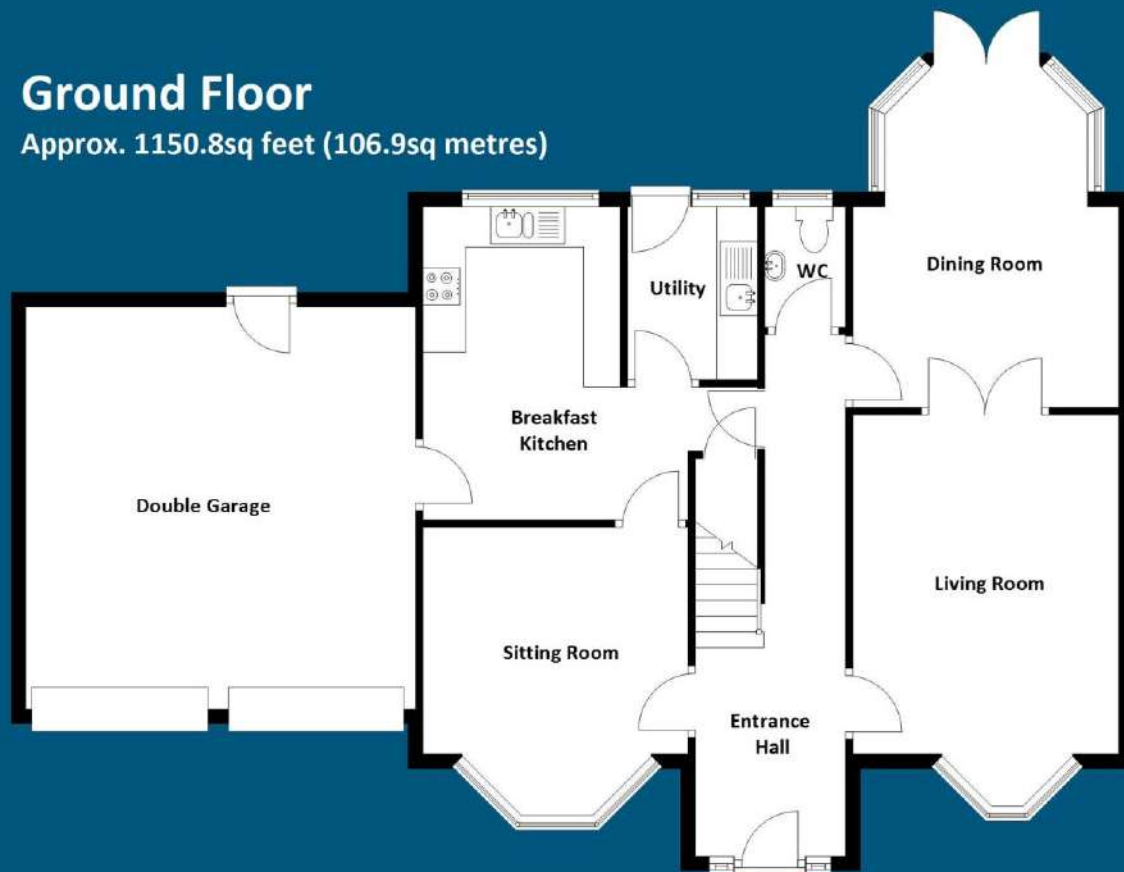






Ground Floor

Approx. 1150.8sq feet (106.9sq metres)



First Floor

Approx. 795.1sq feet (73.9sq metres)



Total Floor Area: 1945.8sq feet (180.8sq 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



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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