



27 The Crescent, Tettenhall Wood

A Most Striking & Beautifully Presented Three Bedroom Semi-Detached Family House Having Been Refurbished To The Very Highest Standard. In A Favoured Address Of Tettenhall!

27 The Crescent, Tettenhall Wood, Wolverhampton, WV6 8LA

Asking Price: £280,000

Tenure: Freehold

Council Tax: Band B - Wolverhampton

EPC Rating: D (56) No: 2551-3016-4205-7002-8204

Total Floor Area: 871.3sq feet (81.0sq metres) Approx.

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

Broadband – Ofcom checker shows Standard & Ultrafast are available

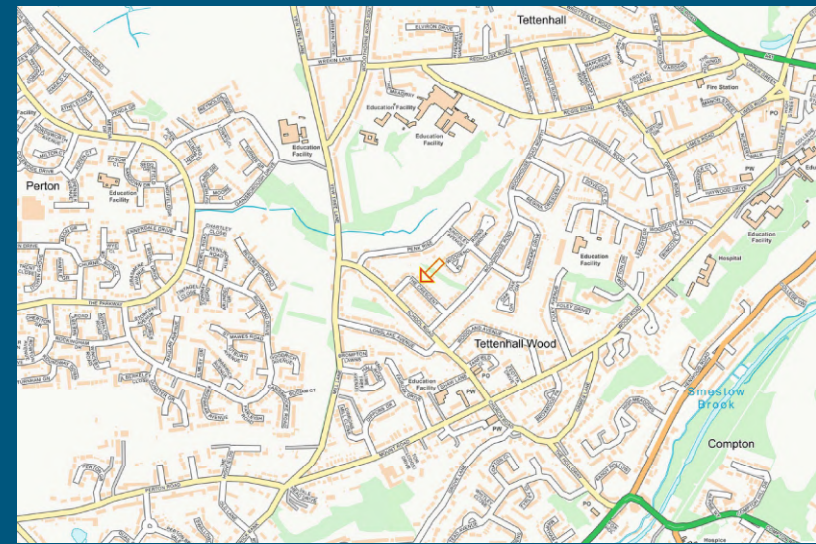
Mobile: Ofcom checker shows one of four main providers have variable coverage indoor and all three have good coverage outdoor.

Situated in one of the most sought after locations in Tettenhall and within easy walking distance of the facilities at both Tettenhall & Tettenhall Wood, this deceptive semi-detached house has been professionally restyled in recent years to an exceptionally high standard of accommodation with a huge variety of quality furnishings.

Thoughtfully extended & designed to provide extremely versatile and spacious living accommodation, this delightful house is undoubtedly one of the finest examples of its type, being a superb family home. Deceptive externally, viewing of the interior is a must to appreciate the thought and design gone into styling this wonderful home, with no expense spared. A number of the first class features include trendy décor throughout with many rooms having panelled walls, quality carpets & flooring, luxury bathroom and a new open plan dining kitchen with family area.

The fabulous & well planned interior includes double glazed porch to entrance hall staircase and guest cloakroom, a front living room with a period fireplace and at the rear, an impressive 18ft open plan dining kitchen with family area, creating a great space to entertain guests & families. There is also a useful utility adjacent. On the first floor there are three bedrooms with two having built in wardrobes and the family bathroom is fitted with a new luxury white suite. At the front of the property, the driveway provides off road parking with gates at the side leading to the detached garage. This space offers tremendous potential to convert into a home office, hobbies room etc. (STPP). A highlight of the property is undoubtedly the landscaped rear garden which delivers excellent useable outdoor space, perfect for hosting summer garden parties and having the pleasant feature of a wooded backdrop at rear.

Not only is The Crescent within walking distance of Tettenhall High Street and the amenities therein, No 27 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. A superb example of if its type with viewing of the interior is essential, the gas centrally heated & double glazed accommodation further comprises



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed door with matching side windows and tiled flooring. **Entrance Hall:** Internal hardwood double glazed opaque leaded door, radiator, part panelled walls, built in meter cupboard, laminate flooring and L-Shaped staircase to first floor. **Guest Cloakroom:** Fitted with a white low level WC, corner sink unit, tiled walls & flooring, radiator and double glazed opaque window to side.

Living Room: 12'9" (3.95m) x 10'5" max (3.20m max)

Marble fireplace & hearth with decorative surround & gas coal fire, radiator and double glazed bay window to front.

Open Plan Dining Kitchen with Family Area: 17'2" (5.27m) x 16'2" max (4.94m max)

Fitted with a matching suite of cream units comprising a range of base cupboards, drawers & suspended wall cupboards, central island with breakfast bar, laminate worktops, built in appliances include Bosch electric oven, 5-ring gas hob with stainless steel extractor hood over, fridge & freezer, part tiled glazed brick walls, two radiators, recessed ceiling spotlights, laminate flooring and double glazed picture window to rear with double doors to garden. **Utility:** Fitted with a base cupboard, laminate worktop, plumbing & recess for washing machine, wall mounted gas fired central heating boiler, radiator, laminate flooring and double glazed opaque window to side.

First Floor Landing: Part panelled walls, double glazed opaque window to side and loft hatch with pull down ladder to attic space with lighting.

Bedroom One: 10'11" (3.34m) x 9'11" (3.03m)

Radiator, floor to ceiling built in cupboard/ wardrobe with overhead stores, part panelled wall and double glazed window to front.

Bedroom Two: 12'6" (3.80m) x 9ft (2.74m)

Twin floor to ceiling built in wardrobes with cupboards above, radiator and double glazed window to rear.

Bedroom Three: 9ft (2.74m) x 6'11" (2.12m)

Radiator and double glazed window to rear.

Bathroom: 7'4" (2.26m) x 6ft (1.83m)

Refitted with a luxury white suite comprising panelled bath with chrome overhead rainfall shower & separate handheld spray, low level WC, vanity unit, chrome heated towel rail, marble effect tiled walls, chrome heated towel rail, recessed ceiling spotlights, extractor fan, ceramic tiled flooring and double glazed opaque window to front.

Rear Garden: Neatly landscaped providing the maximum privacy with a wooded outlook at rear and comprising large paved patio overlooking shaped lawn, a variety of shrubs & trees, greenhouse, surrounding fencing and gated access to side. **Detached Garage: 7'7" (2.53m) x 17'4" (5.31m)** 'Up & Over' garage door, power, lighting and separate garden stores at rear.







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.









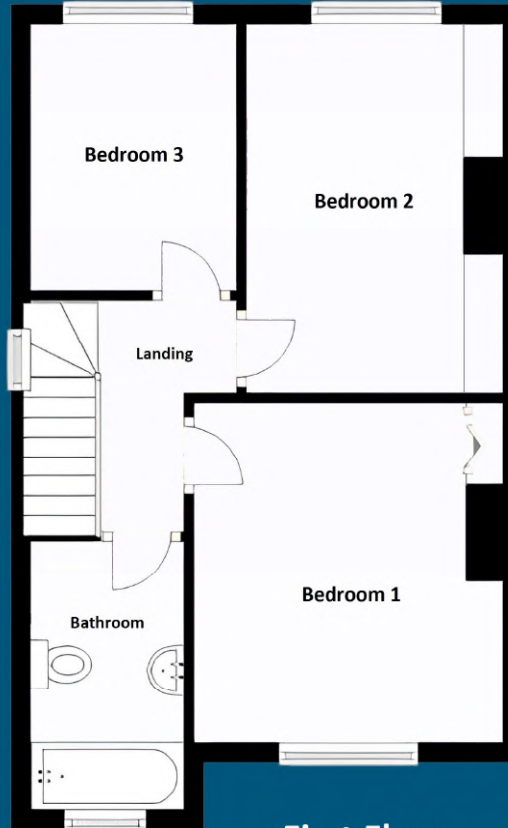


**Total Floor Area: 871.3sq feet
(81.0sq metres) Approx.**

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



Ground Floor
Approx.: 479.1sq feet
(44.5sq metres)



First Floor
Approx.: 392.2sq feet
(36.4sq 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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