



6 Bowood Drive, Tettenhall

**THOMAS HARVEY**  
ESTATE AGENTS

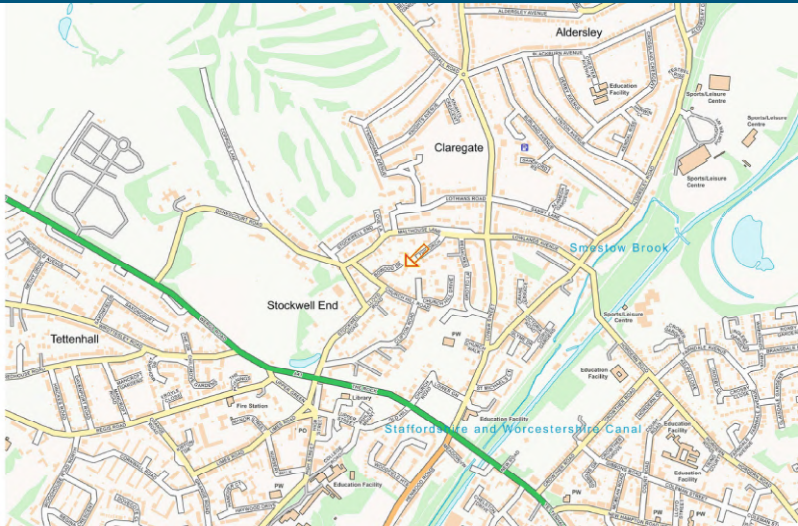
A Deceptive & Well Designed Three Bedroom Two Bathroom Detached Bungalow  
In A Small Select Cul De Sac Location, Within Walking Distance Of The Village  
High Street

6 Bowood Drive, Tettenhall, Wolverhampton, WV6 9AW  
Asking Price: £495,000

- Tenure: Freehold
- Council Tax: Band F - Wolverhampton
- EPC Rating: C (69) No: 0350-2043-0250-2127-7771
- Total Floor Area: 1184.0sq feet (110.0sq metres) Approx.
- Services: We are informed by the Vendors that all main services are installed
- No Upward Chain
- Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
- Mobile: Ofcom checker shows one of four main providers have good coverage indoor and all four have likely coverage outdoor.

Occupying a choice cul-de-sac position just off Church Hill Road and therefore in one of the most favoured residential locations in Wolverhampton, Bowood Drive is also within easy walking distance of Tettenhall Village and the amenities therein! This deceptive detached bungalow has been well maintained over the years to create a surprisingly spacious and versatile living accommodation, undoubtedly one of the finest examples of its type currently on the market! Constructed to a well-planned specification utilising the maximum space approx. 1184sq feet (110.0sq meters), this delightful property is ideal for purchasers requiring a bungalow to restyle to own requirements. Having the benefit of gas central heating & double glazing, the accommodation includes porch to generous reception hall, shower room/ fitted cloakroom, 19ft living room with double doors leading to the separate dining room and a traditional fitted breakfast kitchen. Adjacent is a useful utility but also offering tremendous potential to create an open plan dining kitchen with family area (Subject to Planning Permission). From the reception hall is a inner lobby leading to the three bedrooms and a further bathroom. At the side of the property is a driveway providing off road parking for several cars and leads to the detached double width garage. As the property occupies a corner plot, the surrounding gardens have been neatly landscaped to provide a most pleasant & scenic outlook whilst maintaining the maximum privacy with the added feature of a separate garden section at the rear of the garage.

Although No 6 occupies a secluded position, Bowood Drive is also within walking distance of Tettenhall High Street and the amenities therein. These including a wide range of facilities, 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 miles away and the M54 motorway is a short drive way, perfect for commuting to Birmingham, Telford and other principal cities. An excellent example of its type, with internal inspection highly recommended to appreciate this first class bungalow! Offered with No Upward Chain, the accommodation further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



T: 01902 758111

E: [properties@thomasharvey.co.uk](mailto:properties@thomasharvey.co.uk)

W: [www.thomasharvey.co.uk](http://www.thomasharvey.co.uk)

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



**Reception Porch:** Glazed opaque double doors with matching side windows and tiled flooring.

**Entrance Hall: 9'10" (3.00m) x 7'1" (2.15m)**

Internal hardwood door with glazed opaque side window, radiator and coved ceiling.

**Shower Room: 6'5" (1.95m) x 4'9" (1.45m)**

Fitted with a traditional suite comprising corner shower cubicle, low level WC, corner sink unit, radiator, part tiled walls, tiled effect vinyl flooring and double glazed opaque window to front.

**Living Room: 18'10" (5.75m) x 16'5" (5.00m)**

York stone fireplace with tiled hearth & log effect electric fire, two radiators, wall light points, coved ceiling, double glazed window to side and matching bow window to front. Glazed double doors lead to:

**Dining Room: 11ft (3.35m) x 9ft (2.75m)**

Radiator, coved ceiling and double glazed patio doors to rear garden.

**Breakfast Kitchen: 11ft (3.35m) x 11ft (3.35m)**

Fitted with a matching suite of traditional units comprising circular 1½ drainer sink unit with mixer tap, a range of base cupboards & drawers with matching laminate worktops, built in appliances include Neff double oven & grill, 4-ring electric hob with extractor over, recess for undercounter fridge, radiator, coved suspended wall cupboards, part tiled walls and double glazed window to rear.

**Utility: 11ft (3.35m) x 4'11" (1.50m)**

Built in base cupboard with stainless steel single drainer sink unit, wall mounted gas fired Worcester central heating boiler, plumbing for washing machine, tiled effect vinyl flooring and double glazed door with window to rear.

**Inner Hall:** Coved ceiling, loft hatch and built in airing cupboard with shelving.

**Bedroom One: 14'9" (4.50m) x 11ft (3.35m)**

Full length built in wardrobes, radiator, coved ceiling and double glazed window to rear.

**Bedroom Two: 10'10" (3.30m) x 9'10" (3.00m)**

Built in furniture includes wardrobes, shelving & dressing table, radiator and double glazed window to front.

**Bedroom Three: 11ft (3.35m) x 7'10" (2.40m)**

Built in wardrobe with matching drawers, radiator and double glazed window to rear.

**Bathroom: 9ft (2.75m) x 6'5" (1.95m)**

Fitted with a traditional coloured suite comprising sunken tiled bath with shower unit over, pedestal wash handbasin, low level WC, tiled walls, radiator, tiled effect vinyl flooring and double glazed opaque window to front.

**Rear Garden:** Neatly landscaped with a fullwidth paved patio, overlooking shaped lawn, variety of shrubs and trees with flowering borders, vegetable plot/ kitchen garden at the side, surrounding fencing and walling. At the side of the bungalow is a driveway providing off road parking for several cars and leads to: **Detached Double Width Garage: 18'1" (5.50m) x 16'5" (5.00m)** Power, lighting, shelving and Up & Over garage door with glazed side window. Behind the garage there is gate to **Secret Garden:** Tiered lawn, variety of shrubs, garden shed 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.













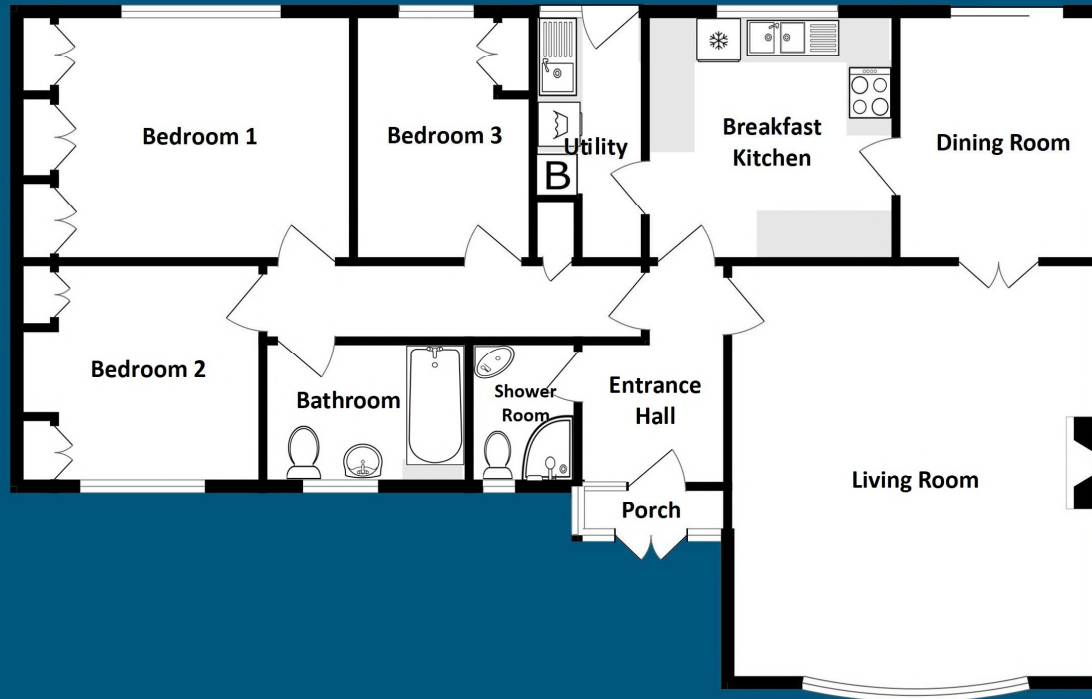
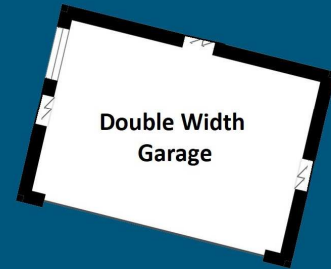




## 6 Bowood Drive, Tettenhall

**Total Floor Area: 1184sq feet (110.0sq meters) 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.

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

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
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.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.