



4 Viewlands Drive, Wightwick

THOMAS HARVEY
ESTATE AGENTS

A Deceptive Three Bedroom Detached Bungalow, In A Private Cul-De-Sac Location Of Wightwick & With Tremendous Potential To Restyle To Buyers Own Requirements!

4 Viewlands Drive, Wightwick, Wolverhampton, WV6 8BG

Asking Price: ££470,000

Tenure: Freehold

Council Tax: Band F – Wolverhampton

EPC Rating: D (67) No: 9878-3036-6204-0854-9200

Total Floor Area: 1,109.7sq feet (103.1sq 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 one of four main providers have variable coverage indoor and all four have good coverage outdoor.

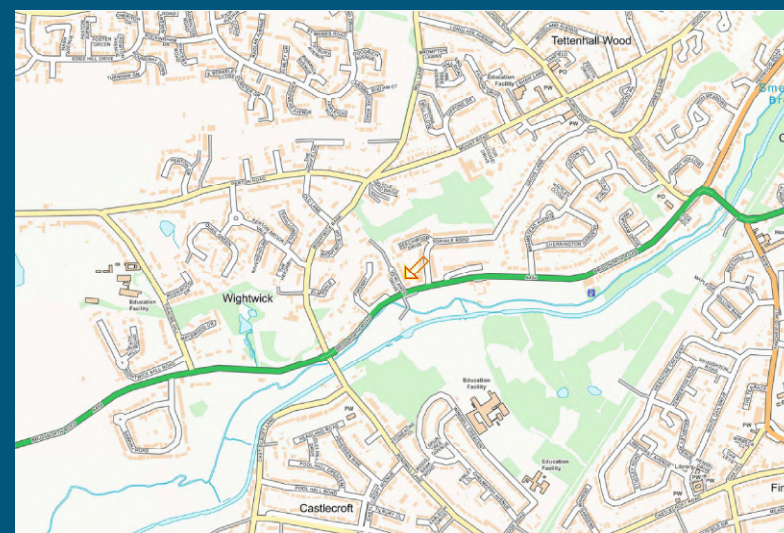
Occupying an exclusive & private position in this select cul de sac just off the Bridgnorth Road (A454) and therefore situated in one of the most favoured areas of Wolverhampton together with the special aspect of being adjacent to countryside and Worcester & Staffordshire waterway, this individually designed detached bungalow offers a number of characteristic features throughout, with viewing an absolute must to appreciate this unique property.

Well maintained over the years to create a comfortable interior, at approx. 1,109.7.0sq feet the accommodation is ideal for purchasers requiring the space from a traditional house, yet all on one level and still offering tremendous potential to reconfigure the layout to create an open plan living area at rear and the prospect to convert the roof space to provide further bedroom & bathroom accommodation (Subject to Planning Permission).

Designed to create the maximum space, the accommodation includes welcoming reception hall with built in storage cupboards, three double bedrooms and the bathroom has been refitted with a modern shower suite. The kitchen is equipped with an extensive suite of traditional units and provides external access to the side courtyard. At the rear of the interior is a charming living room with a large picture window overlooking the mature rear garden but also, double doors lead to the dining room. As mentioned above, there is huge scope to reconfigure this layout to incorporate an open plan dining kitchen to produce a contemporary finish to the accommodation. At the front of the bungalow is a block paved driveway providing ample off road parking and leads to the garage with remote controlled door. The courtyard behind not only provides access to the two outbuildings but could be utilised to create further accommodation such as a garden room, utility etc. The west facing rear garden is without doubt a most impressive feature of the property having been extensively landscaped to create a most delightful setting with patio, 80ft lawn, whilst providing the maximum privacy.

Situated in one of Wolverhampton’s most favoured residential locations, Viewlands Drive is most convenient for the majority of amenities including schools in both sectors, bus routes and having the facilities/ shops at both Tettenhall Village & Compton Centre, very close by. The city centre is also less than 2.5 miles away. Truly one of the finest examples of its type and offering a rare opportunity to purchase such a unique property, the accommodation further comprises:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Hardwood front door with opaque glazed side windows, built in cloaks cupboard, separate airing cupboard, radiator, coved ceiling, , wood stripped flooring and loft hatch with pull down ladder to large attic space.

Bedroom One: 13'5" (4.10m) x 10ft (3.05m)

Built in full height triple wardrobes, radiator, coved ceiling and double glazed picture window to front.

Bedroom Two: 10ft (3.05m) x 10'11" max (3.33m max)

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

Bedroom Three: 8'9" (2.67m) x 10'11" (3.33m)

Built in furniture including double wardrobes, desk & drawers, radiator, coved ceiling and double glazed window to side.

Shower Room: 6'10" (2.08m) x 5'5" (1.66m)

Fitted with a modern white suite comprising walk in double shower with overhead rainfall shower head, separate handheld spray & side screen, vanity unit with storage & recessed WC, chrome heated towel rail/ radiator, PVC panelled walls, laminate effect flooring and double glazed opaque window to side.

Kitchen: 10'11" (3.34m) x 8'7" (2.61m)

Fitted with a traditional suite of matching units comprising 1½ drainer sink unit with mixer tap, a range of base cupboards, drawers & suspended wall cupboards, built in Hotpoint electric oven with combination grill above, 4- ring Bosch induction hob with extractor hood, recess for under counter fridge & freezer, plumbing for washing machine & dishwasher, coved ceiling, tiled flooring and double glazed window to side with matching uPVC double glazed opaque door.

Living Room: 15'11" (4.86m) x 12'2" (3.71m)

Feature tiled fireplace with gas coal fire, two radiators, coved ceiling, wall light points and double glazed picture window to rear with uPVC door to garden. Internal double doors lead to:

Dining Room: 8'6" (2.60m) x 10ft (3.05m)

Radiator, coved ceiling and double glazed picture window to rear.

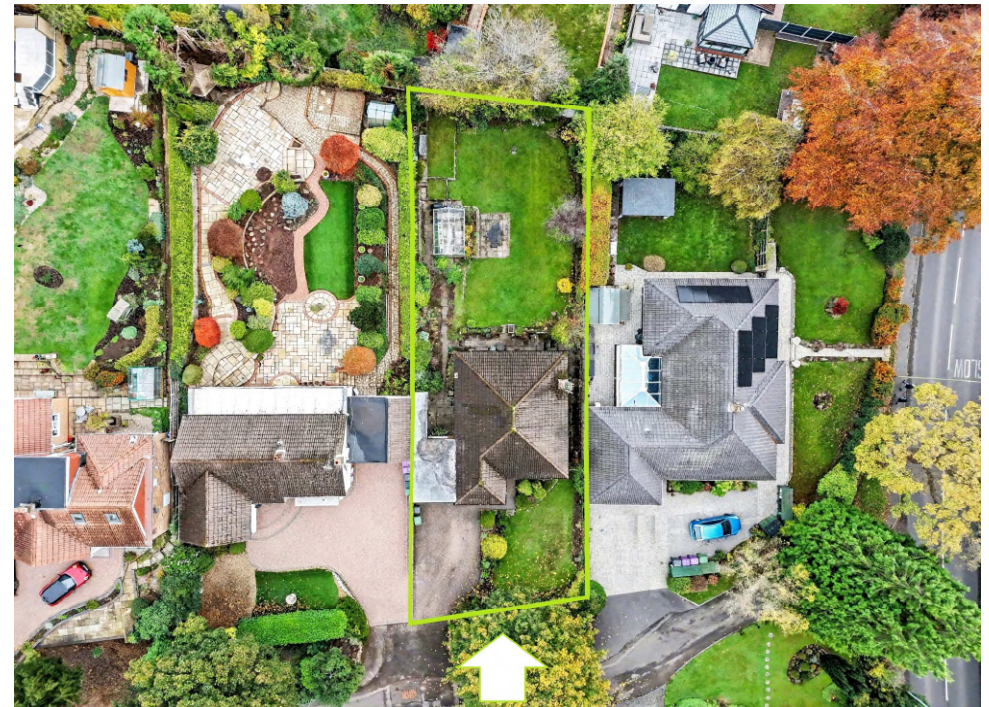
Outside Outbuildings: Garden Stores: 7ft (2.13m) x 2'9" (0.84m) and Utility Stores Room: 5'6" (1.68m) x 2'9" (0.84m) Power and lighting.

Garage: 16ft (4.87m) x 11'7" (3.52m)

Remote controlled electric 'Up & Over' garage door, wall mounted gas fired central heating boiler, power, lighting, high quality maintenance free fibreglass room and glazed window to rear with hardwood door to garden.

Rear Garden: At approx. 75ft long and enjoying an east-facing aspect, the fully stocked rear garden includes paved paths & patio, shaped centre lawn with tiered rockery, flowering borders with a variety of shrubs and trees, green house, surrounding fencing and gated side access to front.

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.

















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**Total Floor Area: 1,109.7sq feet
(103.1sq 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

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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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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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