



**Gorsty Hayes Manor West**, Haywood Drive, Tettenhall, Wolverhampton, WV6 8RF

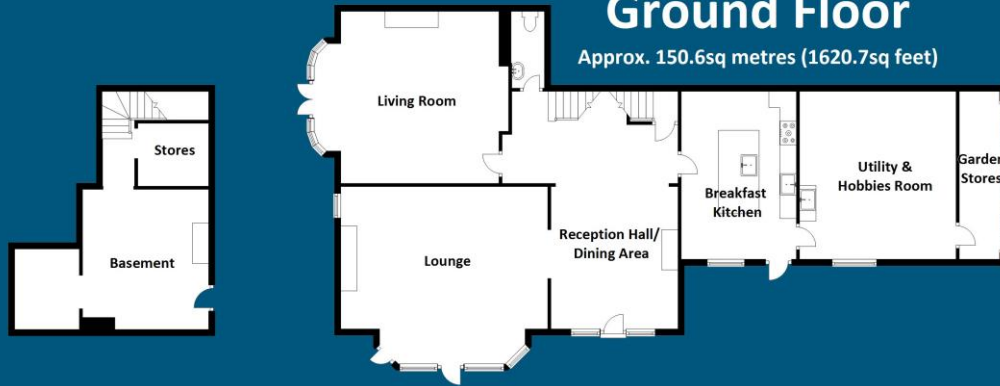
Asking Price: £669,950

**THOMAS HARVEY**  
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## Ground Floor

Approx. 150.6sq metres (1620.7sq feet)



## First Floor

Approx. 112.1sq metres (1206.5sq feet)



**Total Area: Approx. 294.7sq metres (3172.1sq feet)**

Occupying a choice position in a popular residential area and within walking distance of Tettenhall Village and the amenities therein, this Grade II Georgian semi detached house has been thoughtfully restyled to create superb spacious living accommodation as a family house.

Thoughtfully redesigned to retain the charm and appeal of a period property whilst creating tastefully appointed accommodation of modern day living, the extremely versatile interior incorporates many distinctive & superior features. Having the benefit of gas central heating the accommodation now includes reception hall with dining/ sitting area, fitted cloakroom, two good size reception rooms and breakfast kitchen fitted with a modern suite of matching units with built in appliances. Accessed below the staircase is the basement which has been renovated to provide accommodation which could be used for a multitude of purposes i.e. home office, cinema room, play room. On the first floor the generous galleried landing leads to four double bedrooms, all with built in wardrobes and two having ensuite/ cloakroom facilities and the family bathroom features a traditional suite. At the front of the property is a large gated driveway providing off road parking for several vehicles and the garage has been converted into a utility/ hobbies room. At the side of the property is an enclosed courtyard and the rear garden has been landscaped to provide a most pleasant setting whilst maintaining the maximum privacy.

Viewing is highly recommended to appreciate this most individual property being a superb example of its type and further comprising:



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# Georgian Four Bedroom Two Bathroom Grade II Listed Semi Detached Period Property

## RECEPTION HALL WITH DINING AREA: 14'5" (4.40m) x 12'11" (3.93m)

Georgian style hardwood double glazed picture window with door, marble fire place and hearth with gas coal fire, two covered radiators, period style coved ceiling, wood stripped flooring and staircase to first floor with access to **CELLAR**: Radiator, recessed ceiling spot lighting, laminate flooring, store room and separate entrance with stairs to courtyard.

**FITTED CLOAKROOM**: Vanity unit with cupboards and mirror over, low level WC, coved ceiling, recessed ceiling spot lights and laminate flooring .

## LOUNGE: 21ft (6.40m) x 18ft (5.48m)

Open marble fire place and hearth with Adam style surround, two radiators, period style coved ceiling, glazed door to rear terrace and Georgian style glazed picture window with door to courtyard.

## LIVING ROOM: 18'6" (5.65m) x 17'5" (5.31m)

Adam style fire place with tiled hearth and gas coal fire, radiator, part panelled walls, coved ceiling and hardwood Georgian style bay window with double doors to rear terrace.

## BREAKFAST KITCHEN: 17ft (5.19m) x 11'8" (3.56m)

Refitted to incorporate a modern cream suite, a range of cupboards and drawers with matching granite style worktops with sunken sink unit, suspended wall cupboards with display lighting, built in double and single oven, 5 ring gas hob with extractor hood over, central island with sink unit, breakfast bar, and wine fridge, two slim line radiators, coved ceiling, recessed ceiling spot lights, tiled flooring, stable door and double glazed side window.

## UTILITY/ HOBBIES ROOM (ORIGINALLY THE GARAGE): 17ft (5.19m) x 15'11" (4.84m)

Floor to ceiling built in stores with plumbing for washing machine, Belfast sink, power, lighting, side glazed window and access to **GARDEN STORES**.

**FIRST FLOOR GALLERIED LANDING**: Built in double cupboard housing central heating boiler, double radiator, coved ceiling and glazed window to front.

## BEDROOM ONE: 17'1" (5.20m) x 17ft (5.18m)

Period style cast iron fire place, built in wardrobes, two radiators, coved ceiling, recessed ceiling spot lights and two glazed windows to rear.

## BEDROOM TWO: 16'5" (5.00m) x 16ft (4.88m)

Dressing area with twin built in mirrored wardrobes and skylight, step down to bedroom with two radiators and hardwood double glazed window to front. **ENSUITE**: White suite with corner shower, low level WC, pedestal wash hand basin, heated towel rail, recessed ceiling spot lights, laminate flooring and leaded glazed side window.

## BEDROOM THREE: 14'6" (4.43m) x 12'7" (3.84m)

A range of built in furniture including built in wardrobes, drawers, shelving and dressing table with large mirror over, radiator, coved ceiling, recessed ceiling spot lighting and glazed window to side. There is also a **FITTED CLOAKROOM** with low level WC & sink unit.

## BEDROOM FOUR: 14'8" (4.46m) x 13ft (3.96m)

A range of built in furniture including built in wardrobes, drawers, shelving and vanity unit, with mirrors over, radiator, coved ceiling and glazed window to side

## BATHROOM: 10'8" (3.25m) x 6'11" (2.12m)

Traditional white suite comprising panelled bath and shower spray, shower cubicle, vanity unit with twin wash hand basins and mirror over, recessed WC, radiator, coved ceiling, tiled flooring and window to side.

At the front of the property is a large **GATED PAVED DRIVEWAY** providing off road parking for several vehicles and a gated side entrance leads to the **ENCLOSED COURTYARD** with surrounding walling. Iron gates lead to the **LANDSCAPED REAR GARDEN** which provides a most pleasant outlook whilst maintaining the maximum privacy and features full width paved patio, pond with raised decking, walled rockery with a variety of shrubs and trees, flowering borders, lawn, additional rear timber terrace and surrounding fencing.



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.

**PROPERTY MISDESCRIPTION ACT 1991**  
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