



1 Saxon Court, Tettenhall, Wolverhampton, WV6 8SA

Purchase Price: £529,950

THOMAS HARVEY
ESTATE AGENTS

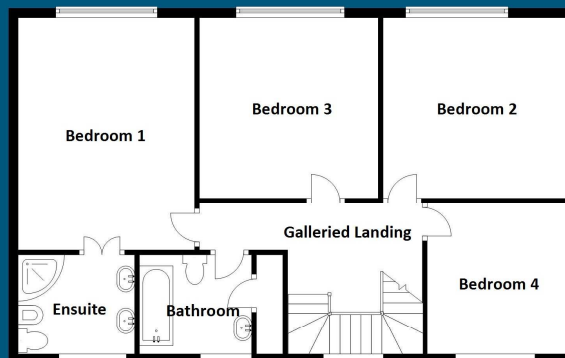
Ground Floor

Approx.: 111.5sq metres (1199.7sq feet)



First Floor

Approx. 82.7sq metres (889.7sq metres)



Total Area: Approx. 194.1sq metres (2089.4sq feet)

Modern Four Bedroom Two Bathroom Detached Family House

Occupying a choice secluded position in a small select cul de sac off Wrottesley Road, this impressive detached property has been built to an individual design providing spacious and versatile living accommodation, a superb example of a good size family house.

Constructed to a modern design, the accommodation is tastefully appointed throughout and incorporates many features including double glazed porch to reception hall with fitted cloakroom, charming living room with archway to dining room, separate sitting room and breakfast kitchen with an extensive suite of matching units including integrated appliances. On the first floor the galleried landing leads to four double bedrooms with the master having a well-appointed ensuite and there is a family bathroom. At the front of the property is a tarmac driveway providing off road parking for several cars and leads to the double width garage. The rear garden has been landscaped and provides a most pleasant outlook whilst maintaining the maximum privacy.

Within walking distance of the Village centre, the gas centrally heated and double glazed accommodation further comprises:

Energy Performance Certificate



1, Saxon Court, WOLVERHAMPTON, WV6 8SA

Dwelling type: Detached house
Date of assessment: 26 June 2019
Date of certificate: 27 June 2019

Reference number: 8271-7226-6720-4586-9922
Type of assessment: RdSAP, existing dwelling
Total floor area: 164 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

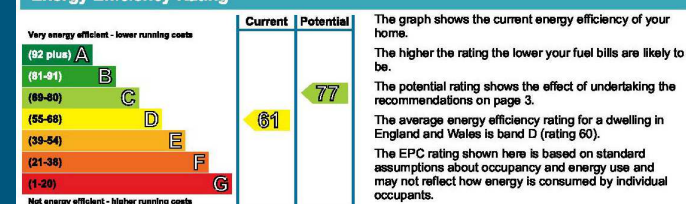
Estimated energy costs of dwelling for 3 years:	£ 4,560
Over 3 years you could save	£ 1,191

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 420 over 3 years	£ 282 over 3 years	You could save £ 1,191 over 3 years
Heating	£ 3,825 over 3 years	£ 2,769 over 3 years	
Hot Water	£ 315 over 3 years	£ 318 over 3 years	
Totals	£ 4,560	£ 3,369	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 753
2 Floor insulation (suspended floor)	£800 - £1,200	£ 327
3 Low energy lighting for all fixed outlets	£70	£ 117

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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RECEPTION PORCH: PVC double glazed door and picture window, laminate flooring and access to:
DOUBLE WIDTH GARAGE: 16'5" (5.00m) x 16'4" (4.97m)
'Up & Over' garage door, power and lighting.

ENTRANCE HALL: Glazed door, radiator, coved ceiling, wall light points, stairs off with storage recess below and parquet style wood flooring.
FITTED CLOAKROOM: Coloured suite with low level WC, pedestal wash hand basin, radiator, tiled walls and flooring, built in cloaks cupboards and double glazed window to side.

OPEN PLAN LIVING ROOM: 18'5" (5.61m) x 12'5" (3.78m)
Marble fireplace and hearth with gas coal fire, two radiators, wall light points, coved ceiling, parquet style wood flooring and double glazed patio window to rear. Archway leads to: **DINING AREA:** 10'5" (3.17m) x 9'7" (2.91m) Radiator, coved ceiling, parquet style wood flooring and double glazed window to side.

SITTING ROOM: 12'5" (3.78m) x 11'11" (3.63m)
Radiator, parquet style wood flooring and double glazed patio window to rear.

BREAKFAST KITCHEN: 23'5" (7.13m) x 12'1" (3.68m) x 10'5" (3.17m)
An extensive suite of matching cream units comprising sunken stainless steel double drainer sink unit, a range of cupboards and drawers with granite style worktops, built in double oven, microwave, five ring gas hob with extractor hood over, plumbing for washing machine, concealed central heating boiler, second sink unit, radiator, recessed ceiling spotlights, tiled flooring, double glazed window to front and double glazed window with door to rear.

FIRST FLOOR GALLERIED LANDING: Radiator, coved ceiling and double glazed window to front.

BEDROOM ONE: 15'10" (4.83m) x 12'5" (3.79m)
A range of built in furniture including wardrobes, overhead stores, dressing table, drawers and bedside tables, radiator and double glazed window to rear.
ENSUITE: Corner shower unit, low level WC, bidet, twin vanity unit, tiled walls, heated towel rail and double glazed window to front.

BEDROOM TWO: 12'7" (3.83m) x 12'7" (3.83m)
Built in wardrobes, overhead stores, radiator and double glazed window to rear.

BEDROOM THREE: 12'8" (3.86m) x 12'6" (3.81m)
Radiator and double glazed window to rear.

BEDROOM FOUR: 10'8" (3.24m) x 9'9" (2.98m)
Built in double wardrobe, radiator and double glazed window to front.

BATHROOM: Cream suite comprising panelled bath with shower unit over, low level WC, pedestal wash hand basin, radiator, tiled walls & flooring, double glazed window to front.

REAR GARDEN: Full width paved patio overlooking lawn, a variety of shrubs and trees with surrounding fencing.



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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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.
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