



**26b Clifton Road** Tettenhall, Wolverhampton, WV6 9AP

Purchase Price: £595,000

**THOMAS HARVEY**  
ESTATE AGENTS

26b, Clifton Road, WOLVERHAMPTON, WV6 9AP

Dwelling type: Detached house  
 Date of assessment: 04 April 2019  
 Date of certificate: 05 April 2019

Reference number: 0148-5008-6254-4791-7940  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 185 m<sup>2</sup>

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

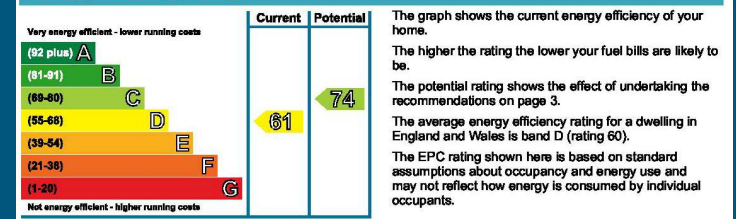
Estimated energy costs of dwelling for 3 years:	£ 5,079
Over 3 years you could save	£ 1,089

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 570 over 3 years	£ 300 over 3 years	
Heating	£ 3,924 over 3 years	£ 3,333 over 3 years	
Hot Water	£ 585 over 3 years	£ 357 over 3 years	
<b>Totals</b>	<b>£ 5,079</b>	<b>£ 3,990</b>	

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 Floor insulation (suspended floor)	£800 - £1,200	£ 327
2 Low energy lighting for all fixed outlets	£95	£ 219
3 Hot water cylinder thermostat	£200 - £400	£ 219

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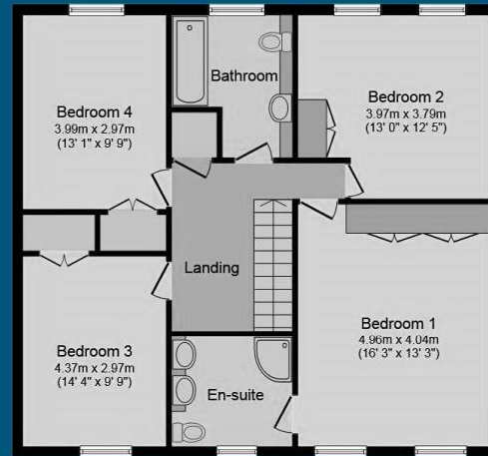
E: [properties@thomasharvey.co.uk](mailto:properties@thomasharvey.co.uk)

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

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



Ground Floor



First Floor

Total Floor Area: 215.0sq metres (2314sq feet)

## Modern Four Bedroom Three Bathroom Detached Family House

Occupying a choice private cul-de-sac position in one of the most sought after cul-de-sac locations of Tettenhall and enjoying the benefit of a stunning enclosed rear garden which has been extensively landscaped to provide a picturesque setting, this spacious detached property is a superb example of a good size family home.

Thoughtfully restyled to create an extremely high standard of living accommodation incorporating many luxury fittings throughout, the versatile interior includes reception hall with fitted cloakroom, spacious living room with feature stone fire place and sitting room, dining/ family room leading to the contemporary open plan breakfast kitchen with an extensive suite of matching units including integrated appliances. On the ground floor there is also a useful utility room, refitted shower room and access to the double width garage. On the first floor there are four double bedrooms with the master having ensuite shower room and a well-appointed family bathroom. At the front of the house is a large driveway providing off road parking for several vehicles.

Within walking distance of Tettenhall Village and the amenities therein, internal inspection is highly recommended to appreciate this delightful property with further scope to extend the accommodation if required (Subject To Planning Permission).

**Reception Hall:** Composite double glazed door and matching side windows, radiator, coved ceiling tiled flooring and staircase to first floor. **Fitted Cloakroom:** White suite with low level WC, sink unit and tiled flooring.

**Living Room:** Feature stone fire place and hearth with gas coal fire, radiator, wall light points, coved ceiling, two display niches, double glazed windows to front and internal glazed double doors to: **Sitting Room:** Two radiators, wall light points, coved ceiling and double glazed French doors to rear garden.

**Dining Room/ Family Room:** Radiator, coved ceiling, double glazed window to front and archway to: **Open Plan Dining Kitchen:** An extensive suite of matching light wood effect laminate units, a range of cupboards & drawers with matching granite effect worktops, island with drawers & breakfast barn, suspended wall cupboards, two built in Siemens ovens, 5-ring gas hob with stainless steel extractor hood over, fridge, freezer & dishwasher, radiator, recessed ceiling spot lights, coved ceiling, ceramic tiled flooring and double glazed windows to rear.

**Utility:** Full length worktop with stainless steel single drainer sink unit, built in cupboard & drawer, gas fired central heating boiler, plumbing for washing machine, ceramic tiled flooring, double glazed window to rear and PVC double glazed side door.

**Shower Room:** Refitted with a modern suite comprising double shower cubicle, vanity unit with recessed WC, heated towel rail, tiled walls, recessed ceiling spot lights, extractor fan and double glazed window to side.

**Garage:** Two 'Up & Over' garage doors with one being remote controlled, power, lighting, double glazed window to rear and side door.

**First Floor Landing:** Built in cupboard and loft hatch.

**Bedroom One:** Built in twin double wardrobes, radiator and two double glazed windows to front. **Ensuite:** A modern suite with corner shower cubicle, twin vanity unit with wall mounted mirror over, low level WC, chrome heated towel rail, tiled walls and ceramic tiled flooring, recessed ceiling spot lighting and double glazed window to front.

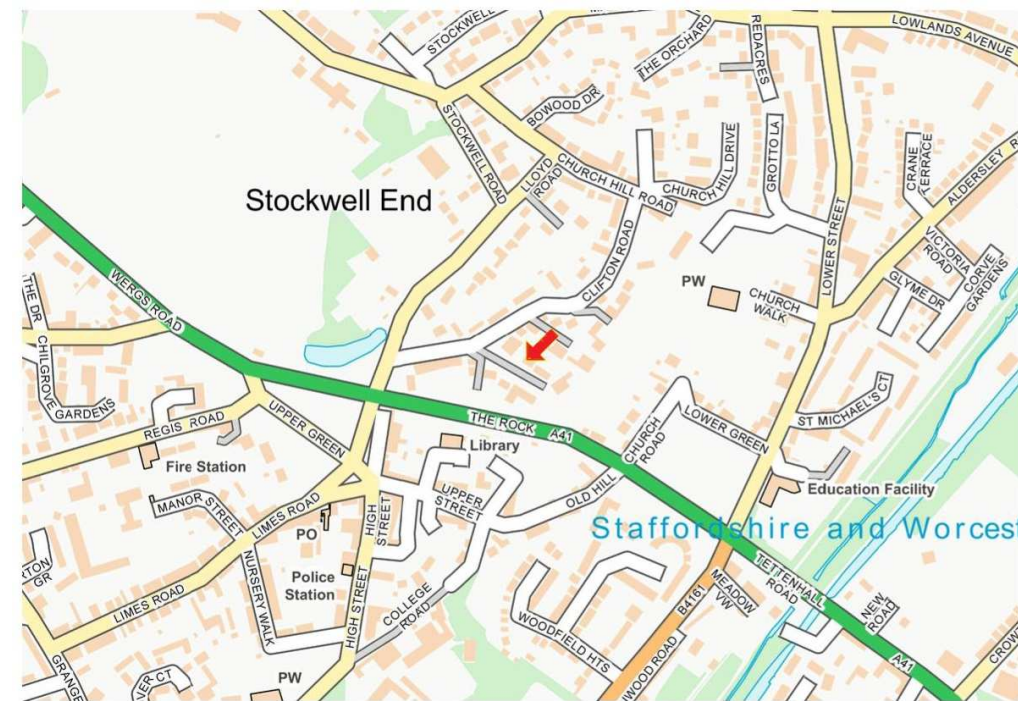
**Bedroom Two:** Built in double wardrobe, radiator and two double glazed windows to front.

**Bedroom Three:** Built in double wardrobe, radiator and two double glazed window to front.

**Bedroom Four:** Built in double wardrobe, radiator and two double glazed window to rear.

**Bathroom:** A well appointed suite comprising panelled bath with shower over, full length vanity unit with cupboards & recessed WC, radiator, recessed spot lights, tiled walls and double glazed window to rear.

**Rear Garden:** Neatly landscaped to provide a full with slabbed patio overlooking shaped lawn, fully stocked flower beds with a variety of shrubs & trees, greenhouse, rear terrace and surrounding fencing & walling.



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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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