



**Bartlams**

**23 Wightwick Hall Road, WIGHTWICK, WV6 8BZ**



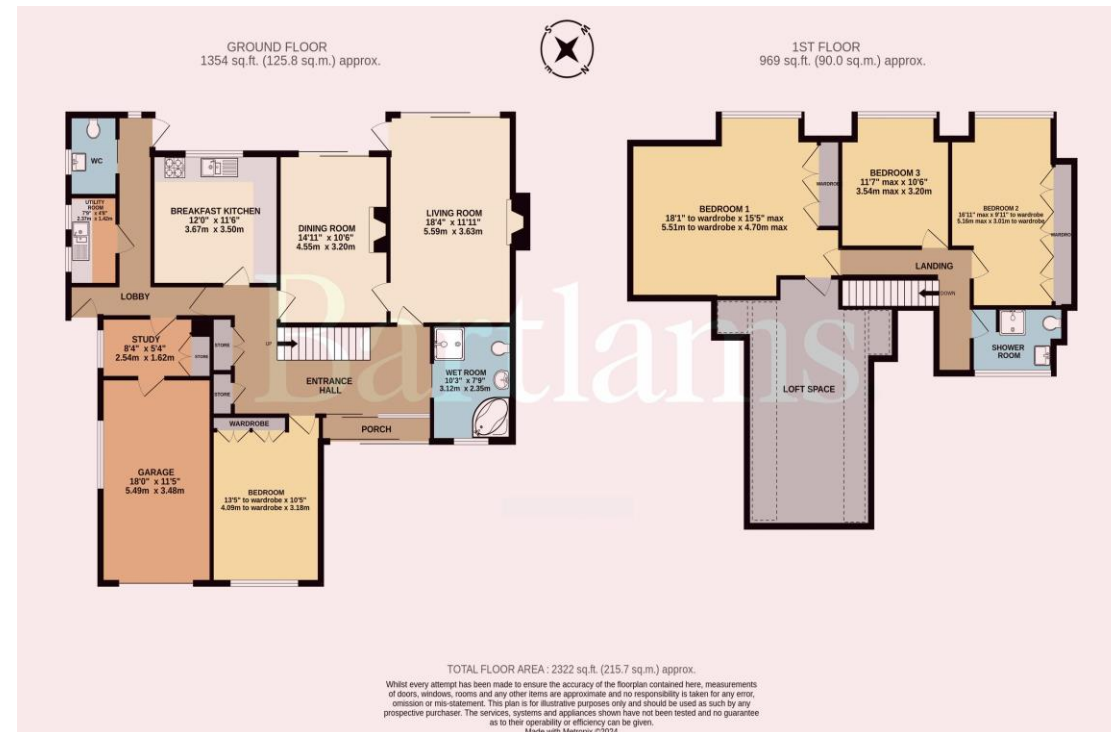
# £595,000

This substantial family home, beautifully positioned on a large plot, boasts a south-west facing rear garden with delightful views over open fields. Located on Wightwick Hall Road, this impressive residence offers extensive living accommodations on both the ground and first floors. The property has been well maintained over the years, featuring double glazing and gas-fired central heating. Situated in a prestigious area just off Tinacre Hill, one of the region's most sought-after locations, the property enjoys a prime position within the street, backing onto open fields that provide a charming, open aspect. The wide-ranging amenities of Tettenhall Village, Tettenhall Wood, and Compton are all within easy reach, while the city centre is conveniently accessible. Regular bus services run along Bridgnorth Road (A454), and the area is well-served by both public and private schools.

Inside, the front door opens into a bright and spacious entrance hall with a storage cupboard and doors leading to multiple rooms. These include a double bedroom with built-in wardrobes, a wet room with a corner bathtub, and a living room with large sliding patio doors that allow ample light to enter, featuring a gas fireplace. The connected dining room also has a sliding rear door. The fitted breakfast kitchen is equipped with various appliances, including an integrated dishwasher, cooker, and hob, with views over the beautiful rear garden. The side hallway provides access to the front and rear gardens, with a laundry/utility room featuring plumbing for a washing machine and a one-and-a-half sink basin. Additionally, there is a downstairs W.C. and a study/office room with a storage cupboard and door to the larger-than-average garage.

On the first floor, the large principal bedroom has built-in wardrobes and ample space for an en-suite or walk-in wardrobe, benefiting from outstanding views over the rear garden and fields, with access to a large loft space above the downstairs bedroom and garage. There is a second double bedroom with built-in wardrobe space and a third double bedroom, all served by a spacious family shower room.

Outside, the property offers ample off-road parking at the front, with access to the garage and a meticulously landscaped front garden. A standout feature of the house is the south-west facing rear garden, which creates an outstanding suntrap with beautiful borders and open views over the fields.



Freehold  
COUNCIL TAX BAND - F  
EPC RATING -

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED: .....

DATE: .....









