



**Bartlams**

**1 Midhurst Grove, TETTENHALL, WV6 8XN**

# £575,000

Impressive, detached residence stands out with its exceptionally attractive appearance and prime location, just a short walk from the amenities in Tettenhall Village and the picturesque open spaces of Upper Green.

The property is a fine example of its type, presented in excellent condition and stylishly appointed to a high standard. It features an entrance hall with a fitted cloakroom, a spacious 20-foot lounge with a feature fireplace, and a superb 20-foot conservatory. The dining area seamlessly opens onto a lavishly equipped kitchen, which is adjacent to a convenient laundry room.

The master bedroom is a highlight, offering extensive fitted wardrobes and an en-suite shower room. Three additional bedrooms, two of which include wardrobes, provide ample space for family or guests. The family bathroom features a separate shower cubicle, adding to the home's practicality and comfort.

Additional features include gas-fired central heating and double-glazed windows, a double-width garage and a block-paved forecourt with parking space that includes an electric car charging point.

The attractively landscaped gardens enjoy a desirable south-westerly aspect at the rear, perfect for outdoor relaxation and entertaining. This residence combines elegance, functionality, and convenience in a sought-after location, making it an ideal family home.



Freehold  
COUNCIL TAX BAND - F  
EPC RATING - C

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE:** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.



**Bartlams**



24 High Street  
Wolverhampton  
West Midlands  
WV6 8QT

01902 759888  
tettenhallsales@bartlams.co.uk  
www.bartlams.co.uk



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

SIGNED: .....

DATE: .....





