



42 Highgrove

Tettenhall
WV6 8LQ

Guide Price £275,000

peterjames
PROPERTY



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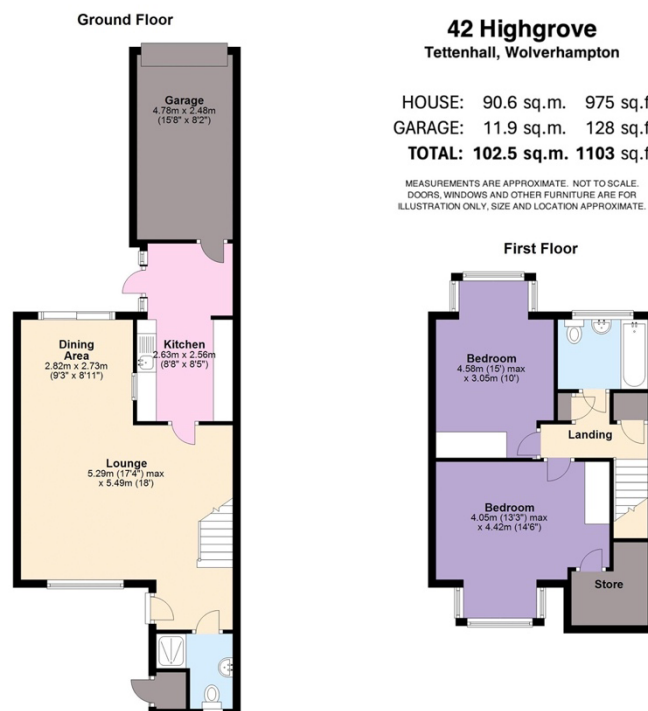
A spacious 2-bedroom retirement property within a sought-after retirement community in desirable Tettenhall, with enclosed patio garden and garage.

The property's front door opens to a spacious **lounge**, a delightful open-plan, L-shaped space with an attractive gas fireplace and sliding doors onto the lovely garden. Storage space is available beneath the stairs, and distinct areas are offered for living and dining at the rear, beside a serving hatch to the kitchen. A door off reveals a **ground-floor shower-room**, lit by a round window to the front aspect. The sizeable **breakfast kitchen** is available toward the rear aspect, featuring cream units and matching laminate worktops. Space for a small breakfast table sits before doors to both the garage and the charming patio garden. A large roof-window overhead illuminates this end of the kitchen.

From the lounge, stairs rise to the central landing, where white panelled doors open onto the remaining accommodation. A hatch overhead accesses the loft space, and the airing cupboard is available off, housing the hot-water tank. A further storage cupboard is also situated off the landing. The **bathroom** is positioned to the rear of the property, featuring a bath and a delightful, shaped window. The very spacious **master bedroom** is situated to the front elevation and boasts a large bay window overlooking the development's pretty, maintained central gardens. A considerable storage cupboard is concealed behind a door, and the room benefits from fitted, mirrored wardrobes with sliding doors. **Bedroom two** is positioned to the rear, having a window offering leafy views to the front of the Highfields development. This attractive property sits behind a neat front lawn, with a path to the front door and pretty planting. A garden store is available beside the front door, and the property is constructed in pleasing red brick. A paved patio area is available to the rear of the property, with high timber fencing and a gate to the front of the development, beside the **garage**. The integrated single garage boasts power and lighting, with a door into the kitchen, while further visitor parking is available within the grounds of Highfields.

Situation

Highgrove is a select development of attractive retirement properties situated within easy walking distance of Tettenhall's pretty central streets, which are arranged around idyllic village greens. This sought-after village location offers a comprehensive range of local amenities including traditional independent shops, eateries and other services.



Fixtures & Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.