



30 Quail Green
Wightwick, WV6 8DF

peterjames
PROPERTY

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Tettenhall – 2.0 miles

Wolverhampton – 3.8 miles

(Distances are approximate)

A wonderfully spacious and well-presented 4-bedroom detached house at the end of a quiet cul-de-sac.

Porch

Hall

Downstairs WC

Sitting room/study

L-shaped, open-plan lounge and dining room

Breakfast kitchen

Utility

Master bedroom with walk-in wardrobe and en-suite

Family bathroom

Three further bedrooms

Double garage

Long driveway

Mature garden



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Located at the end of a peaceful cul-de-sac in desirable Wightwick, this generously proportioned, 4-bedroom detached house is just a stone's throw from open countryside to the west and charming Tettenhall village to the east. This excellent family home is presented to a very good standard and offers exceptionally spacious accommodation in a sought-after setting, encompassing a large, light L-shaped living and dining room, a useful second sitting room or study, and a well-appointed breakfast kitchen with adjoining utility. Upstairs, the house includes a comfortable master bedroom with walk-in wardrobe and en suite, a stylish family bathroom, and three further capacious double bedrooms. Set within ample mature grounds and enjoying a south-facing rear garden, this substantial property is approached via a long driveway and provides plenty of parking before the double garage.



At the front of the property a door opens to the **porch**, where a further door continues to the very spacious L-shaped **hall**. Laid with smart grey wood-effect flooring, the hallway offers access to the well-presented **downstairs WC** on the right. A versatile **sitting room** can be found adjacent, lit by a window looking towards the driveway. To the left-hand side of the hall, one enters the very impressive **24ft lounge**, featuring sliding doors to the garden, a large window to the front, and a fireplace with wood-burner. This excellent living space boasts an open-plan layout onto the **dining room** at the rear, also accessible via double doors from the hall and illuminated by a large bay window, providing pleasant garden views. To the right-hand side of the hall, the **breakfast kitchen** is well-appointed and generously proportioned, with smart white units and hardwood-style worktops. A breakfast bar is available, and the kitchen includes a dishwasher, an induction hob, a fridge-freezer, and eye-level double ovens. A **utility room** is available off, with an external door to the garden, an internal door to the garage, and space for additional appliances.

On the left-hand side of the hall, stairs rise to the central landing where the **master bedroom** can be found immediately to the left. With a window to the front of the property, the master is a generously proportioned double, benefiting from a **walk-in wardrobe** and an **en suite** with a walk-in shower.

To the right of the stairs, the **fourth bedroom** is an ample double room alternatively ideal as a home office, having a built-in cupboard off. Opposite, the **family bathroom** is a very good size, with a corner bath and walk-in shower. **Bedrooms two and three** can be found on the right-hand side of the landing, both providing sizeable double rooms. Bedroom two is situated at the rear and enjoys dual-aspect windows.

This substantial family home boasts an impressively wide frontage, set behind more than ample, gravelled driveway parking, screened from the road by tall hedging. To the right-hand side, a smart grey double door reveals the property's **double garage**. At the rear, the garden is generously proportioned and mostly laid to lawn, featuring a wide paved patio, planted borders, a greenhouse, and vegetable beds.

Situation

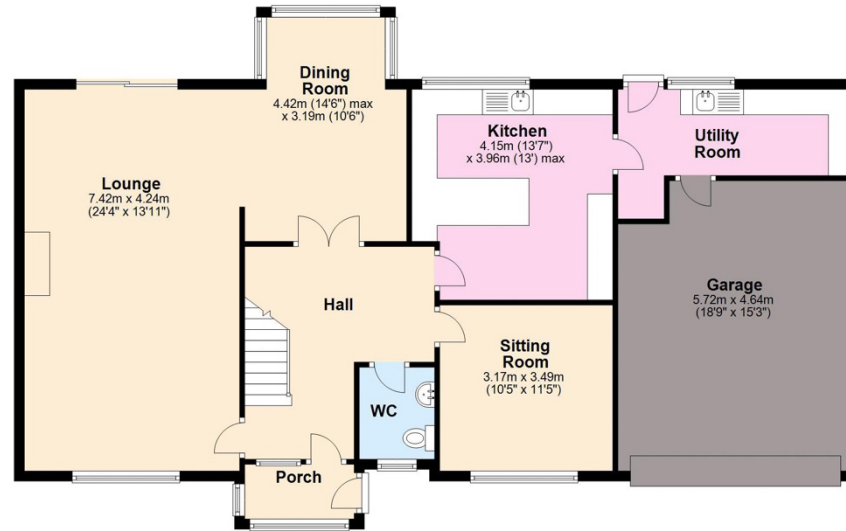
On the outskirts of Wolverhampton, sitting between Perton and Tettenhall, Wightwick is arguably the city's most prestigious suburb. Away from the busy city centre, Wightwick is close to the open countryside which runs along the Shropshire-Staffordshire border, between Bridgnorth and

Wolverhampton. This sizeable house is set within a delightful residential area just a few minutes' drive from the considerable amenities available in Tettenhall, a picturesque village setting arranged around verdant open greens. The pretty market town of Bridgnorth is accessible to the west by road, offering weekly markets and charming riverside eateries. Excellent schooling can also be sought nearby, and the property is ideal for commuting from; the A449, A41, and M54 can all be reached at a short distance.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.

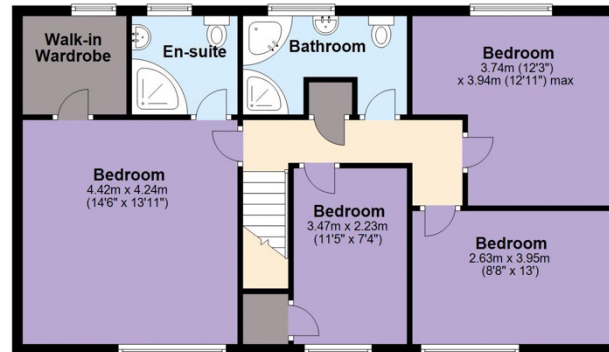
Ground Floor

Approx. 127.0 sq. metres (1366.8 sq. feet)



First Floor

Approx. 75.1 sq. metres (808.7 sq. feet)



Total area: approx. 202.1 sq. metres (2175.5 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.

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EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

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

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