

81 Mill Lane

Tettenhall Wood WV6 8HE

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Tettenhall – 1.7 miles
Wolverhampton – 3.6 miles
(Distances are approximate)

A Truly Exceptional, Five Bedroom Detached Property Completed to the Highest of Standards Throughout * 81 Mill Lane is a Stunning Example of Modern Family Living Boasting an Enviable Kitchen Living Area, Cinema Room and Gym Located on one of Tettenhall's Most Sought After Roads

Mill Lane enjoys a highly desirable position within Tettenhall Wood, with a wide range of amenities and leisure facilities close at hand. The nearby Tettenhall village and Wood areas offer a selection of independent shops, cafés, local services and everyday conveniences, whilst the surrounding area is renowned for its attractive green spaces and excellent recreational facilities. Tettenhall Tennis Club provides established sporting facilities, whilst Hamiltons on Danescourt Road offers further fitness and leisure provision. The wider area also provides easy access to Wolverhampton City Centre, with its extensive range of shopping, dining and entertainment facilities.







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A Magnificent, Bespoke Traditional Shaker Style Kitchen and Dining Space with Integrated Fridge Freezer, Dual Dishwasher within the Breakfast Island, Bi-Fold Doors to the Rear Patio and Stunning Sky Light * Internal Bi-Fold Doors Connect the Living Room and Dining Space Together Offering a Diverse Entertaining Area * Utility Room / Spice Kitchen with Integrated Double Oven and Belfast Style Sink * Stunning Cinema Room with Wood Burner * Additional Reception Room / Office * Downstairs W/C * Storage Room * First Floor * Four Double Bedrooms - One Featuring Built-In Wardrobe Space - Three Featuring En-Suite Shower Rooms * Two of the Double Bedrooms Benefit from a Unique Further Eave Room Accessed via Spiral Staircases and are Fully Fitted with Sky Lights * Airing Cupboard Space * Second Floor * Principle Bedroom with Dressing Area, Extensive Floor to Ceiling Glazing, Ensuite Shower Room with 'His & Her' Wash Basins and Balcony Doors Showcasing the Incredible Far Reaching Surrounding Views * An Immaculately Well-Maintained, Private Rear Garden * Substantial Patio Area Creating an Idyllic Summer Entertainment Space * A Remarkable Gym Room with Fitted Sauna, Bi-Fold Doors and Additional Terrace Seating Area * Double Garage with Electrically Operated Door, Electric Charging Point and Internal Access * Circa 4,500sqft * Driveway with Ample Parking * Plot Circa 0.18 Acres *











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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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Total Area: 418.2 m² .. 4501 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)

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