



8 Chatsworth Gardens, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Stunning & Meticulously Presented Four Bedroom Three Bathroom Detached Family House, Offering A High Quality & Luxurious Interior. On This Exclusive Development, Adjacent To Wergs Golf Course!

8 Chatsworth Gardens, Tettenhall, Wolverhampton, WV6 8UU

Asking Price: £695,000

Tenure: Freehold

Council Tax: Band G - Wolverhampton

EPC Rating: C (69) No: 9024-3065-7208-0846-4200

Total Floor Area: 2,065.3sq feet (191.9sq metres) Approx.

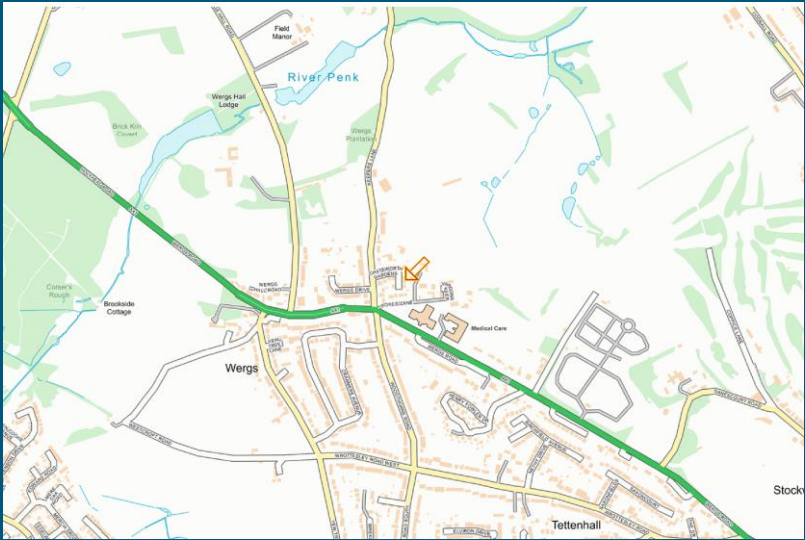
Services: We are informed by the Vendors that all main services are installed

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available. Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good outdoor coverage.

Occupying a standout position within this prestigious luxury development just off Keepers Lane, 8 Chatsworth Gardens presents an exceptional opportunity to acquire a superior detached residence in one of Wolverhampton’s most desirable addresses. Owned from new and now brought to the market for the very first time, the property has been meticulously presented by the current owners with an uncompromising commitment to quality. The result is a truly impressive standard of contemporary, high-end accommodation, a delightful family home of distinction.

A home of presence, comfort and quiet sophistication, this beautifully curated residence offers an exceptional blend of elegant living spaces and refined modern finishes. From the moment you step inside, the property reveals a sense of scale and quality that sets it apart, a home designed for those who appreciate craftsmanship, warmth and effortless everyday luxury. The entrance hall creates an immediate impression, with its L-shaped staircase, quality flooring and soft natural light. It leads gracefully into a collection of inviting reception rooms, each with its own character. The sitting room provides a peaceful retreat, while the formal 22ft living room stands as the showpiece of the home, centred around a striking granite fireplace with log-burning stove, perfect for atmospheric evenings and relaxed gatherings. French doors open onto the garden, extending the living space and encouraging a seamless indoor-outdoor flow. For entertaining, the dining room offers an elegant setting overlooking the rear garden, while the breakfast kitchen combines practicality with charm. Thoughtfully designed with a suite of matching cabinetry, integrated appliances and generous workspace, it is a space that brings the household together, ideal for morning routines, casual dining and culinary creativity. A separate utility room ensures day-to-day convenience, and the double garage with remote-controlled doors adds further practicality. Upstairs, the galleried landing introduces a beautifully balanced first floor. The principal bedroom suite is a standout feature, complete with extensive fitted furniture, a dedicated dressing area and a luxurious spacious ensuite. A second ensuite bedroom offers comfort for guests or family, while two additional double bedrooms provide excellent versatility. The family bathroom continues the home’s premium theme, with a well-appointed suite and refined finishes. At the rear, the beautifully kept garden offers a neatly shaped lawn, colourful borders and a sun-soaked patio perfect for relaxing or entertaining. Rich mature planting and a charming summerhouse, create a peaceful, private outdoor space that feels both vibrant and inviting. At the front, the double width driveway provides ample off road parking and of course leads to the garages.

Set adjacent to Wergs Golf Course and nestled within one of the region’s most affluent residential pockets, Chatsworth Gardens enjoys a peaceful, semi-rural setting while remaining perfectly placed for everyday convenience. Tettenhall Village, with its boutique shops, cafés and amenities, is within easy reach, alongside a choice of popular restaurants, Tennis & Cricket Clubs, and Bilbrook Train Station just 1.4 miles away — ideal for commuters and golf enthusiasts alike. The area is also renowned for excellent schooling across both sectors, further enhancing its appeal for families. This is an exceptional opportunity for purchasers seeking a first-class home that is ready to move straight into, offering style, comfort and luxury in equal measure. Viewing is highly recommended to appreciate the calibre of accommodation on offer and the exclusivity of this favoured location.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed leaded opaque door with matching side window, radiator, LVT flooring and L-Shaped staircase to first floor with built in cloaks cupboard below. **Guest Cloakroom:** Fitted with a white suite comprising low level WC & vanity unit, radiator, tiled flooring and double glazed opaque window to side. **Double Garage: 17'2" (5.23m) x 15'2" (4.64m)** Twin remote controlled roller shutter garage doors, wall mounted gas fired central heating boiler, power and lighting.

Sitting Room: 10'6" (3.20m) x 9'9" (2.98m)

Radiator, coved ceiling and double glazed bay window to front.

Living Room: 21'9" (6.63m) x 11'9" (3.58m)

A showpiece granite fireplace with log burner stove, two radiators, coved ceiling, wall light points and double glazed bay window to rear with double doors leading onto the garden.

Dining Room: 10ft (3.05m) x 9'10" (3.00m)

Radiator, coved ceiling, laminate flooring and double glazed window to rear.

Breakfast Kitchen: 13'2" (4.01m) x 9'9" (2.98m)

Fitted with a matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with tiled splashbacks, stainless steel 1.5 drainer sink unit, built in appliances including electric oven with combination oven/ grill over, 4-ring gas hob with stainless steel extractor hood over & dishwasher, radiator, tiled flooring and double glazed window to rear. **Utility: 6'4" (1.94m) x 5'5" (1.65m)**

Fitted base cupboard with laminate worktops, plumbing & recess for both washing machine & tumble dryer, radiator, part tiled walls, extractor fan, tiled flooring and double glazed opaque door to side with matching window.

Galleried Landing: Radiator, loft hatch and built in airing cupboard.

Bedroom One: 17ft (5.19m) x 14'10" (4.52m)

Having a range of built in furniture including wardrobes, drawers & overhead stores, two radiators, coved ceiling and double glazed window to front. An open archway leads to the dressing area with deep built in mirrored wardrobes and access to: **Ensuite: 11'3" (3.42m) x 7'11" (2.42m)** Fitted with a smart white suite comprising double shower with chrome overhead rainfall shower & handheld spray, vanity unit with recessed WC, chrome heated towel rail, tiled walls with LED mounted mirror, recessed ceiling spot lights, extractor fan, vinyl flooring and double glazed opaque window to side.

Bedroom Two: 11'11" (3.63m) x 10'2" (3.09m)

Built in double mirrored wardrobe, radiator and double glazed window to rear. **Ensuite: 7'3" (2.20m) x 6'9" (2.06m)** Fitted with a smart white suite comprising double shower with chrome overhead rainfall shower & handheld spray, vanity unit with recessed WC, chrome heated towel rail, part tiled walls with LED mounted mirror, recessed ceiling spot lights, extractor fan, vinyl flooring and double glazed opaque window to side.

Bedroom Three: 13'2" (4.01m) x 9'5" (2.88m)

Built in double wardrobe, radiator and double glazed window to rear.

Bedroom Four: 10'2" (3.10m) x 8'5" (2.56m)

Built in double wardrobe, radiator and double glazed window to rear.

Family Bathroom: 9'5" (2.86m) x 8ft (2.44m)

Fitted with a well appointed white suite including corner panelled bath with handheld spray, vanity unit, recessed WC with storage, chrome heated towel rail, tiled walls, recessed ceiling spot lights, extractor fan, vinyl flooring and double glazed opaque window to side.

Rear Garden: A beautifully curated east facing rear garden offering an elegant blend of structured landscaping and vibrant seasonal colour. A broad, manicured lawn forms the centrepiece, bordered by richly stocked flowerbeds, mature shrubs and thoughtfully placed specimen planting that delivers interest throughout the year. The paved terrace provides a refined outdoor living space, perfect for morning coffee or summer entertaining. From here, the garden flows effortlessly toward a charming summerhouse, ideal as a hobby room, studio or quiet retreat, framed by established greenery for privacy and tranquillity. The garden has the use of a garden shed, exterior water & lighting and gated side entry.







IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.









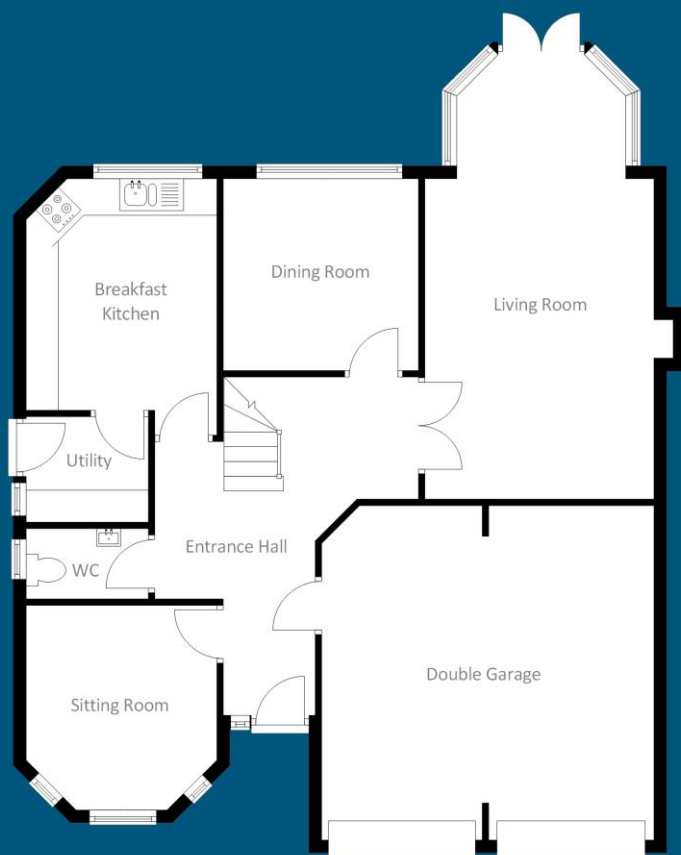




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**Total Floor Area: 2,065.3sq feet
(191.9sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



Ground Floor

Approx.: 1,085.5sq feet (100.9sq metres)



First Floor

Approx.: 979.8sq feet (91.0sq metres)



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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