



5 Yew Tree Lane, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

5 Yew Tree Lane, Tettenhall, Wolverhampton, WV6 8UG

Asking Price: £325,000

Current Site Details

Tenure: Freehold

Council Tax: Band E – Wolverhampton

EPC Rating: F (35) No: 0649-3038-3206-4374-6200

Total Floor Area: 1,001sq feet (93.0sq metres) Approx.

No Upward Chain

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows three of four main providers have variable coverage indoor and all four have good coverage outdoor.

Full description: A freehold corner site in one of the most premium locations in Tettenhall, this unique site has approved Planning Permission (Wolverhampton Council – Ref: 25/01297/FUL) for the demolition of the existing detached bungalow and the erection of a 4 bedroom, 4 bathroom detached house approx. 2,493sq feet (231.7sq metres).

Location: Located just off Wergs Road (A41), 5 Yew Tree Lane occupies one of the most prestigious roads within the locality, convenient for the local amenities available in Tettenhall Village, High Street including a range of local shops, coffee shops and post office. Not only has Yew Tree Lane been held in high regards, the site is also served well by schooling in both sectors with Tettenhall College, Wolverhampton Grammar School, Wolverhampton Girls High, & Newbridge Preparatory School all in easy reach. Also very useful for Tennis & Cricket clubs, Golf courses, Gym, and of course opposite Tettenhall Green with the use of an outdoor pool and playing fields, Wolverhampton city centre is also only 3miles away.

Description: A unique and exciting opportunity to purchase a site in such a sought after location with the rare chance of building and individually designed detached house. Originally the plot of a detached two bungalow which has fallen into disrepair, the private site has approved planning permission for a bespoke 4 Bedroom 4 Bathroom Detached Houses. Early interest is highly recommended to appreciate this rare purchase!

Proposed Plot Accommodation - The proposed accommodation for Plot 1 detached house at approx. 2,493sq feet (231.7sq metres) comprises:

Ground Floor: Approx. 1,354.5sq feet (125.84sq metres)

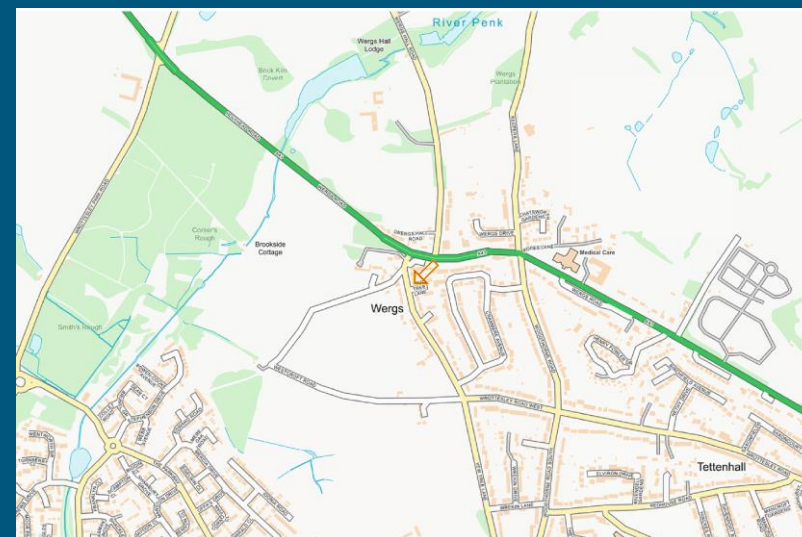
Reception Hall
Guest Cloakroom
Living Room
Snug
Dining Kitchen with Family Area
Utility
Garage

First Floor: Approx. 1,133sq feet (105.86sq metres)

Galleried Landing
Bedroom One
Bedroom Two
Bedroom Three
Three Ensuite Shower Rooms & Family Bathroom

Outside

Enclosed Rear Garden
Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



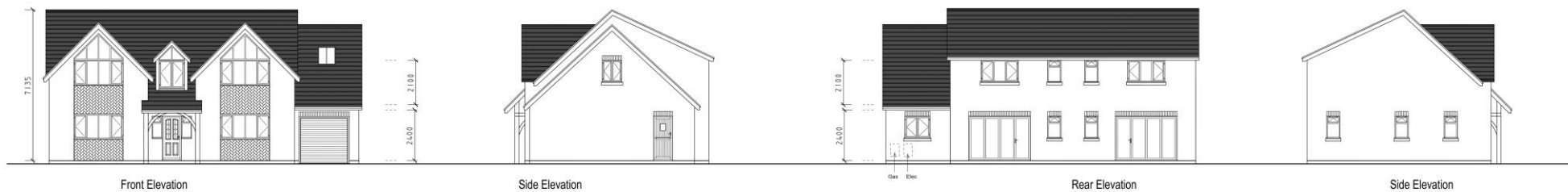
T: 01902 758111

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A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS





0 1 2 3 4 5 6 7 8 9 10m

notes

Materials to be used:

Facing Birchwork

Windows: Colour Grey: uPVC double glazed plain casement units

Patio doors: Colour Grey: uPVC double glazed

Front doors: Hardwood composite solid high u-value units

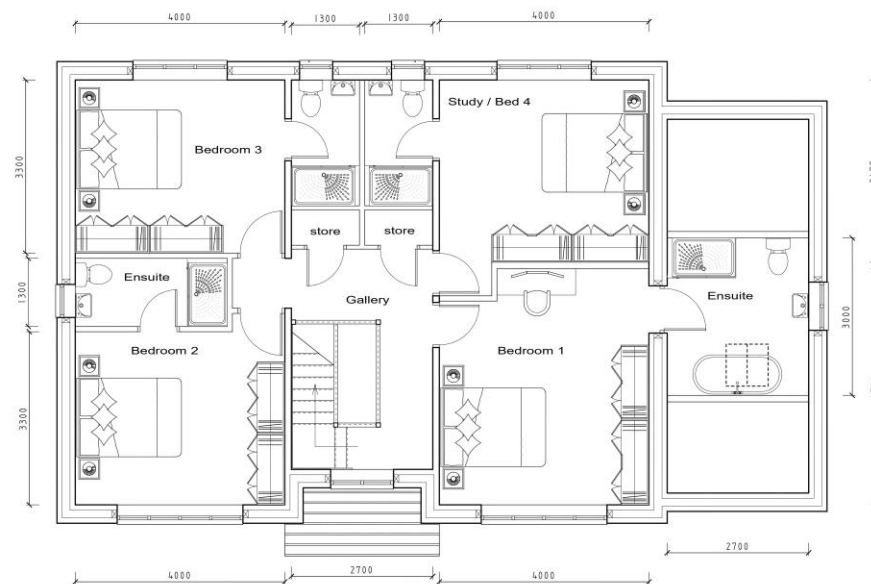
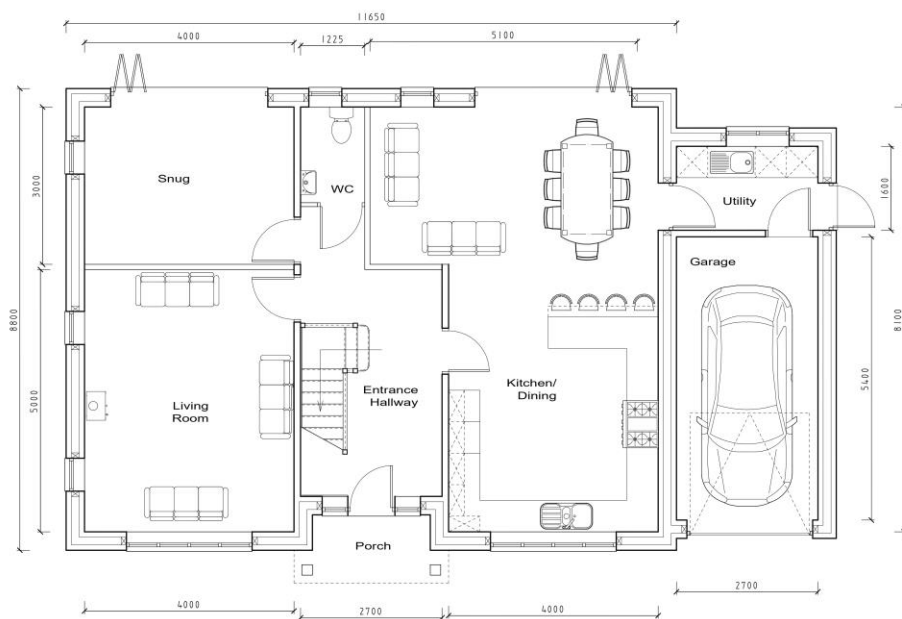
Fascias: White uPVC

Guttering: Black uPVC

Cills: Bath stone

Cheeks to dormers: Lead or GRP (Slate Grey) to match roof

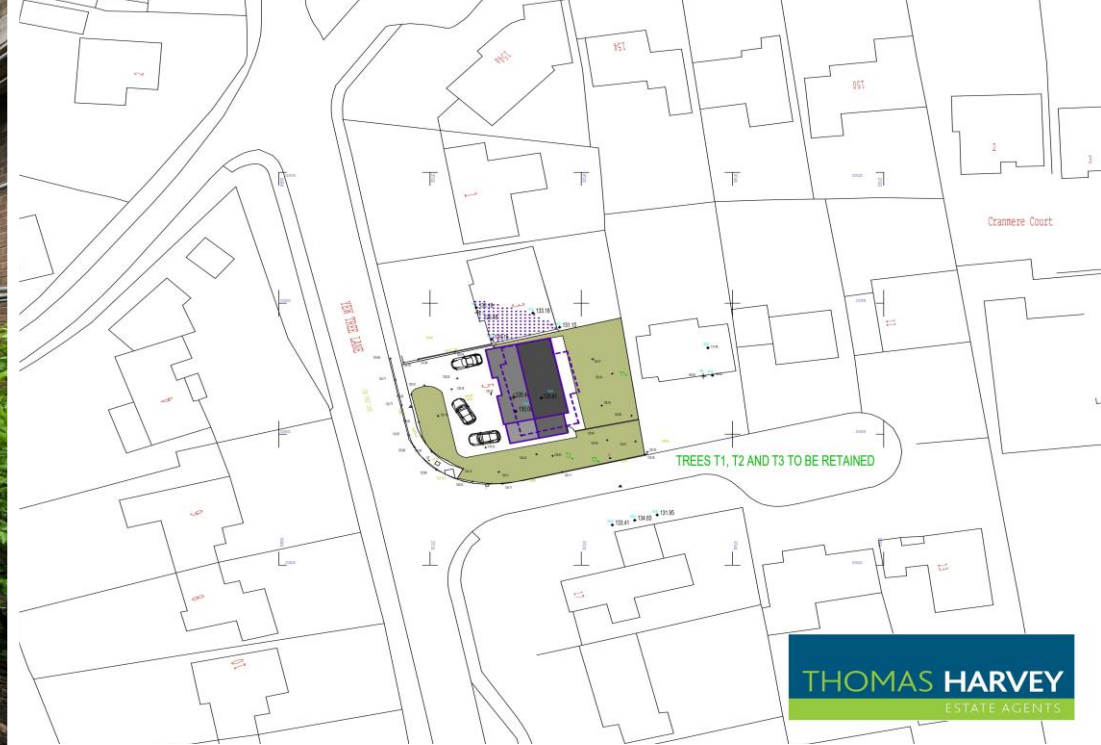
Roof tiles: Marley Edgemere Duo or Forticrete Gemini (Slate Grey)



0 1 2 3 4 5 6 7 8 9 10m



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.



EXISTING STREET SCENE



PROPOSED STREET SCENE





5 New Tree Lane, Tettenhall

Total Floor Area: 1,001sq feet (93.0sq 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

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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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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