



28 Saxon Court, Tettenhall

*A Beautifully Presented Three Bedroom Two Bathroom Detached Bungalow,  
Located In A Select Cul-De-Sac Off Wroottesley Road & A First Class Example Of  
Its Type!*

**28 Saxon Court, Tettenhall, Wolverhampton, WV6 8SA**

**Asking Price £470,000**

**Tenure: Freehold**

**Council Tax: Band E - Wolverhampton**

**EPC Rating: E (54) No: 2448-3956-5209-1305-9200**

**Total Floor Area: 1,569.5sq feet (145.8sq metres) Approx.**

**No Upward Chain**

**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 one of four main providers have variable coverage indoor and all three have likely coverage outdoor.**

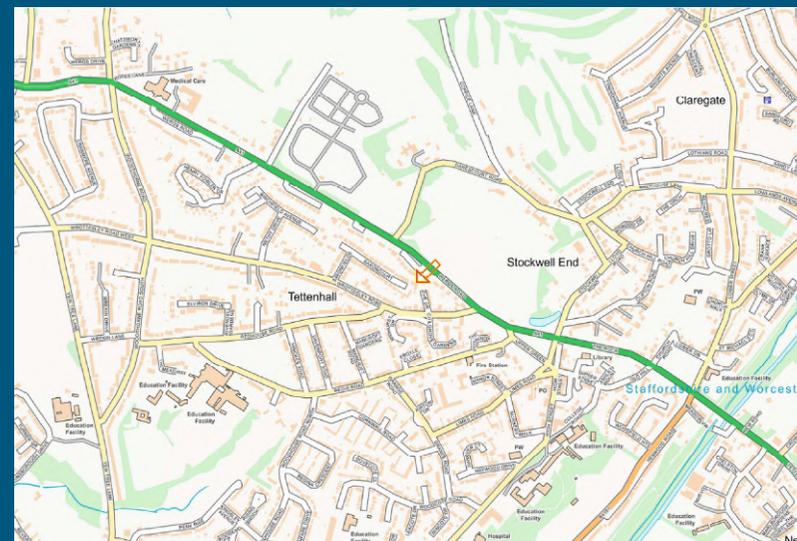
Situated in one of the most sought after locations in Tettenhall, occupying a private corner position in a small select cul-de-sac off Wroottesley Road, this most impressive & attractive detached bungalow has been very well maintained over the years to create one of the finest examples of its type currently listed on the market, with internal inspection an absolute must!

Built to an individual design creating an extremely well planned layout and with a generous floor area of approx. 1,569.5sq feet, 28 Saxon Court is perfect for purchasers requiring a quality property, ready to just move into.

Viewing will reveal many appealing features including fine décor throughout (and down to the finest detail), quality carpets & flooring, double glazed windows & doors and charming dual aspect 16ft living room. The accommodation includes entrance hall with guest cloakroom, a through living room, breakfast kitchen, useful utility and separate dining room. From the entrance hall, an inner hall leads to the family bathroom and three double bedrooms with the master having an ensuite shower room. In the inner hall, a loft hatch with pull down ladder leads to the large attic space which could of course be converted to create additional accommodation if required (Subject to Planning Permission). At the front of the property is large driveway providing off road parking and leads to the detached double garage at side. As the property sits in a uniquely shaped site, the rear garden is almost separated into two separate portions having mature trees, fully stocked borders, offering the maxim privacy yet a tranquil setting.

Although located in a quite setting, Saxon Court is still most convenient for the majority of amenities including Tennis & Cricket clubs, Golf courses, Gym, and of course close to Tettenhall Green with the use of an outdoor pool and playing fields. The area is served well with excellent schooling in both sectors, bus routes and of course the shops & facilities on the High Street of Tettenhall Village. With early interest highly recommended and offered with no upward chain, the accommodation further comprises:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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**Entrance Hall:** PVC double glazed door with matching full height leaded opaque side window and covered radiator. **Fitted Cloakroom: 4'6" (1.36m) x 5'9" (1.75m)**  
Vanity unit with storage & recessed WC, radiator and extractor fan.

**Through Living Room: 16'3" (4.96m) x 14ft (4.27m)**

Marble fireplace & hearth with decorative surround with electric log effect fire, two radiators, wall light points, coved ceiling, double glazed leaded bow window to front and PVC double glazed patio door to rear garden.

**Breakfast Kitchen: 11'7" (3.53m) x 9'10" (3.00m)**

Fitted with a traditional suite comprising a range of base cupboards, drawers & suspended wall cupboards, stainless steel single drainer sink unit, matching worktops with breakfast bar, 5-ring gas hob with extractor hood over, built in electric twin oven with combination grill over, radiator, vinyl flooring and double glazed window to rear.

**Utility: 6'9" (2.07m) x 5'9" (1.75m)**

Base cupboard with stainless steel single drainer sink unit, suspended wall cupboard, plumbing for washing machine, wall mounted gas fired central heating boiler, vinyl flooring and PVC double glazed opaque door to rear with matching side window.

**Dining Room: 9'11" (3.03m) x 14'6" (4.41m)**

Radiator, coved ceiling and double glazed patio doors to rear garden.

**Inner Hall:** Covered radiator, built in airing cupboard and loft hatch.

**Bathroom: 8'4" (2.53m) x 5'5" (1.66m)**

Fitted with a coloured suite comprising sunken tiled bath with shower unit over, pedestal wash hand basin, low level WC, radiator, part tiled walls and double glazed opaque leaded window to front.

**Bedroom One: 12 ft (3.66m) x 14ft (4.26m)**

Radiator, double glazed window to rear and open archway to: **Ensuite: 8'9" (2.66m) x 6'2" (1.87m)** Fitted with a white suite comprising walk in shower, low level WC, bidet, vanity unit, radiator, part tiled walls and double glazed opaque window to side.

**Bedroom Two: 10ft (3.05m) x 11'3" (3.42m)**

Radiator and double glazed window to rear.

**Bedroom Three: 8'9" (2.66m) x 9'1" (2.77m)**

Radiator and double glazed leaded window to front.

**Detached Double Garage: 18'1" (5.53m) x 15'6" (4.75m)**

'Up & Over' garage door, power & lighting, workshop area at rear with built in storage, exterior door to garden and glazed window to rear.

**Rear Garden:** In view of the shape of the plot, the garden is in almost two sections, to the right is a paved patio overlooking the shaped lawn, mature trees, fully stocked flower beds and leads to the rear of the garage. To the left, the gardens have been designed to provide a more formal exterior with a full width L-Shaped paved patio & dwarf wall overlooking the lawn, surrounding fencing & hedging.

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.





















## 28 Saxon Court, Tettenhall

**Total Floor Area: 1,569.5sq feet (145.8sq 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



**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.**

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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