



**THOMAS HARVEY**  
ESTATE AGENTS  
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*For Sale* View By Appointment

160 Henwood Road, Tettenhall

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ESTATE AGENTS

*A Deceptive & Well Designed Three Bedroom Semi-Detached Family House In A Favoured Residential Area With A Stunning & Fully Stocked 180ft Long South Facing Rear Garden With View Over Smestow Valley Nature Reserve & Woodland Walk!*

**160 Henwood Road, Tettenhall, Wolverhampton, WV6 8PA**

**Asking Price £325,000**

**Tenure: Freehold**

**Council Tax: Band C – Wolverhampton**

**EPC Rating: D (62) No: 2287-3049-2204-0855-7200**

**Total Floor Area: 1,339sq feet (124.4sq metres) Approx.**

**No Upward Chain**

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

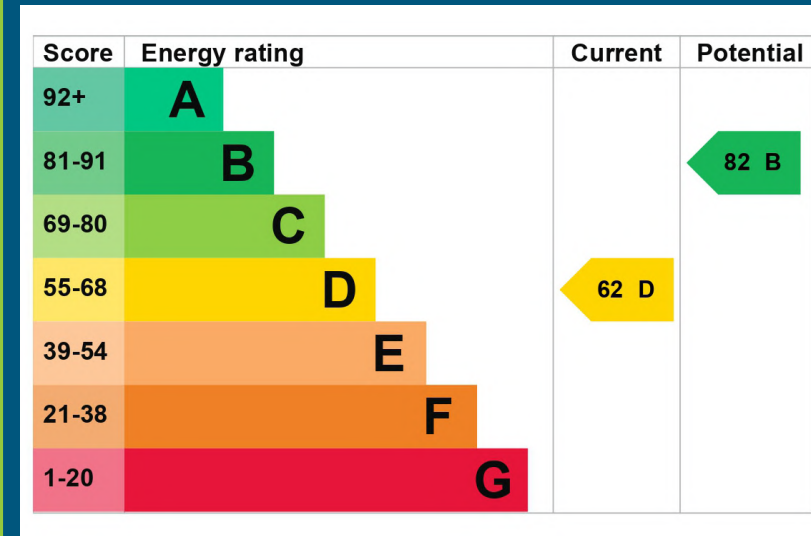
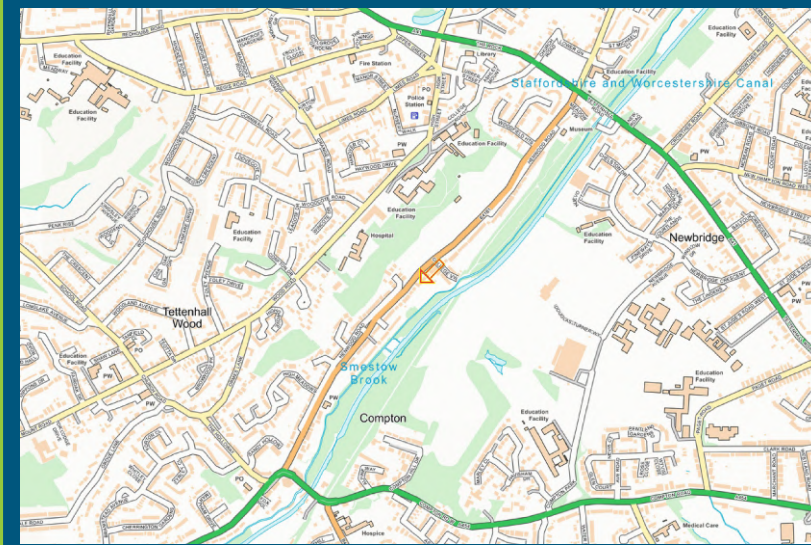
**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

**Mobile: Ofcom checker shows one of four main providers having good coverage indoor and all four have good coverage outdoor.**

Occupying a choice position on Henwood Road & set well back from the road with striking rear views over woodland walks, Staffordshire & Worcestershire Canal, and Smestow Valley Nature Reserve, creating a most scenic & peaceful outlook, this deceptive semi-detached house has been extensively extended and well maintained over the years to create an excellent example of a spacious family home!

Viewing is essential to appreciate the individual designed layout measuring at approx. 1,339sq feet, with a host of first class features throughout, yet retaining the charm & appeal of a traditional house. Ideal for buyers requiring a comfortable home, ready to just move into, the gas centrally heated & double glazed interior includes porch to entrance hall, front living room and a 19ft L-Shaped sitting & dining room, creating an excellent open space for entertaining large families & guests. Adjacent is the 17ft kitchen, which has been fitted with an extensive suite of light coloured units, having a guest WC off and a breakfast area at rear, overlooking the mature rear garden. A most appropriate outlook for your morning coffee! The ground floor also features a garage conversion to now provide a useful utility room & preparation kitchen. On the first floor, there are three bedrooms, with two being of a generous size and a well-appointed white shower room. As the house sits on a generous plot of approx. 7,971.48sq feet, the south facing striking rear garden is a further impressive selling feature. Not only offering a most picturesque and tranquil setting at the rear, the garden has been sympathetically landscaped to create a wonderful outdoor space being fully stocked with vast lawns and even gated access onto Smestow Valley Nature Reserve & woodland walk. At the front of the house is a driveway providing ample off road parking.

Situated in one of Wolverhampton’s most favoured residential locations, Henwood Road is most convenient for the majority of amenities including a number of chosen schools (in both sectors), local shops, bus routes and having the vast facilities at both Tettenhall Village & Compton Centre, within walking distance. The city centre is also less than 2.5 miles away and access to the M54 motorway is approx. 3.5 miles. With early interest highly recommended, the accommodation further comprises:



**T: 01902 758111**

**E: properties@thomasharvey.co.uk**

**W: www.thomasharvey.co.uk**

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



**Reception Porch:** PVC double glazed leaded door with matching side windows and tiled flooring.

**Entrance Hall:** Internal hardwood double glazed leaded door with matching side windows, radiator, coved ceiling and L-Shaped staircase to first floor with storage cupboard below.

**Living Room: 14'1" into bay (4.31m into bay) x 10'9" (3.33m max)**

Marble style fireplace & hearth with decorative surround & gas fire, radiator and double glazed leaded bay window to front.

**Sitting/ Dining Room: 18'3" max (5.56m max) x 16'2" (4.96m into bay) x 8'9" min (2.71m min)**

Marble fireplace & hearth with coal effect electric fire, two radiators, wall light points, beamed ceiling and double glazed picture window to rear with matching side window.

**Kitchen: 17'5" (5.32m) x 10'6" max (3.23m max)**

Fitted with a traditional suite of light coloured units comprising a range of base cupboards, drawers & coved suspended wall cupboards, laminate worktops with 1½ drainer sink unit including mixer tap, recess & gas point for cooker with concealed extractor hood over, recess for under counter fridge, radiator, recessed ceiling spotlights, tiled flooring, skylight and double glazed window to side. An open archway leads to the **Breakfast Room: 8'8" (2.68m) x 8'6" (2.62m)** Wall light points, panelled ceiling, tiled flooring and double glazed windows to rear with matching double doors to the patio. **Downstairs WC:** Fitted with a white low level WC, tiled flooring and double glazed opaque window to rear.

**Utility Room: 8'4" (2.57m) x 16'2" (4.95m)**

Fitted base cupboards & suspended wall cupboards, laminate worktops, plumbing for washing machine & recessed for tumble dryer, tiled flooring and PVC double glazed leaded opaque door to front with matching side window.

**First Floor Landing:** Loft hatch, coved ceiling and double glazed opaque window to side.

**Shower Room: 7'7" (2.34m) x 6'7" (2.05m)**

Fitted with a white suite including double shower with chrome handheld spray, vanity unit, low level WC, radiator, part tiled walls, vinyl flooring, double glazed opaque window to rear and floor to ceiling built in cupboard housing the gas fired central heating boiler.

**Bedroom One: 16'3" (4.98m into bay) x 9'5" (2.91m)**

Built in twin double wardrobes with full height sliding doors, matching drawers & dressing table, radiator and double glazed bay window to rear.

**Bedroom Two: 14'1" (4.31m) x 10'9" max (3.35m max)**

Built in double wardrobes, radiator and double glazed leaded window to front.

**Bedroom Three: 6'7" (2.04m) x 8'5" (2.60m)**

Radiator and double glazed leaded bay window to front.

**Rear Garden:** Enjoying a south-facing aspect and neatly landscaped to create a stunning setting and offering excellent useable outdoor space, perfect for hosting summer parties. The private garden includes a full width paved patio with sandstone style slabs, tiered lawn & steps lead down to 75ft long centre lawn, flowering borders with a variety of shrubs & trees, garden shed, exterior lighting & water, surrounding fencing with rear access to Nature Walk and gated side access to front driveway. At the front, the driveway provides parking for several cars with lawned area and walled flower bed.

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.















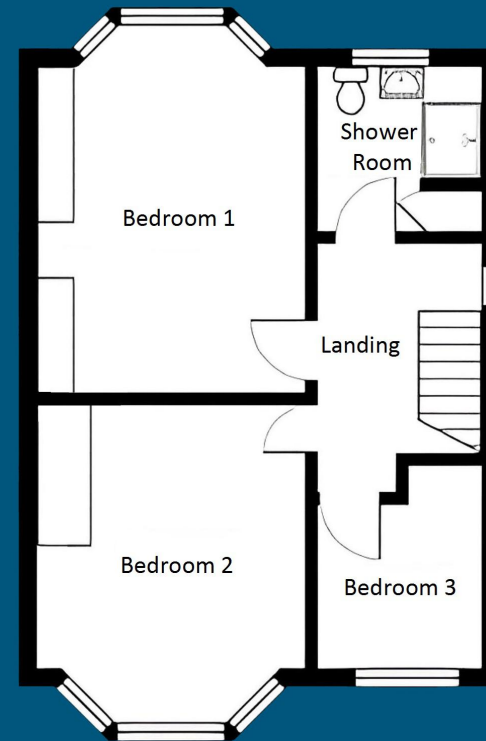
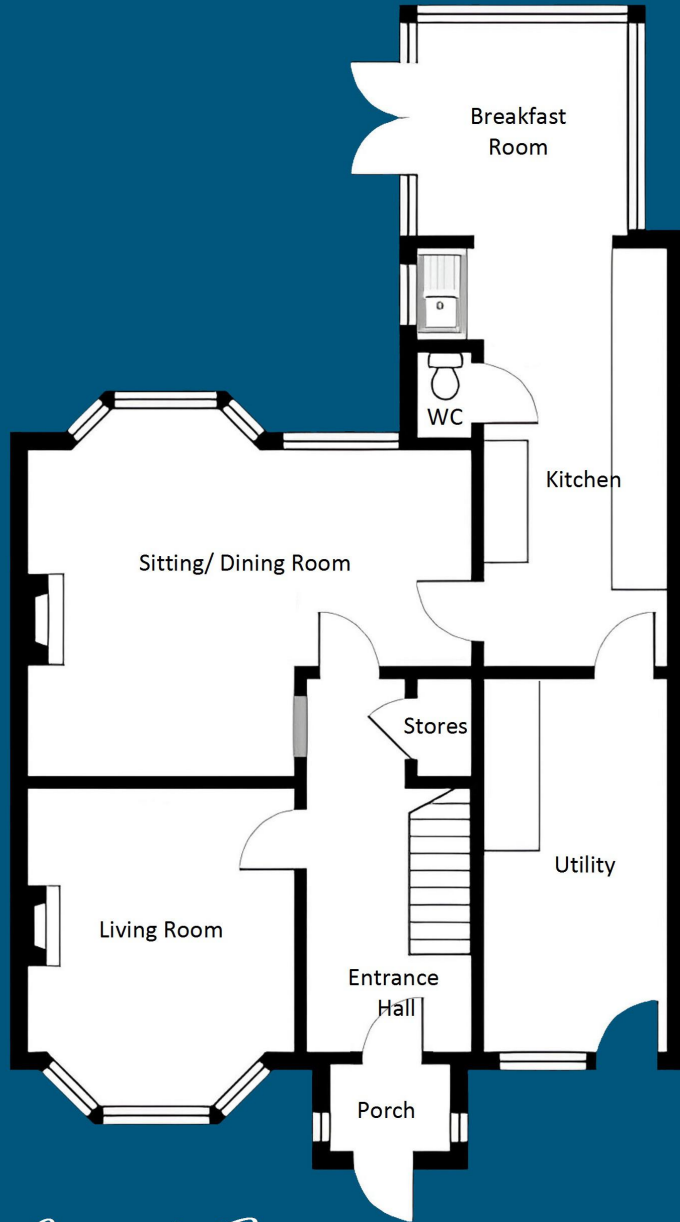




# 160 Henwood Road, Tettenhall

**Total Floor Area: 1,339sq feet  
(124.4sq 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*

*First Floor*

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.

**PROPERTY MISDESCRIPTION ACT 1991**

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

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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