



17 Torvale Road, Wightwick

THOMAS HARVEY
ESTATE AGENTS

A Most Striking & Beautifully Presented Five Bedroom Four Bathroom Detached Family House. Offering A Most Attractive & High Quality Interior. Located In One Wolverhampton's Favoured Addresses!

17 Torvale Road, Wightwick, Wolverhampton, WV6 8NL

Asking Price: £595,000

Tenure: Freehold

Council Tax: Band F - Wolverhampton

EPC Rating: C (71) No: 0320-2620-9560-2595-0145

Total Floor Area: 2163.0sq feet (201.0sq metres) Approx.

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

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

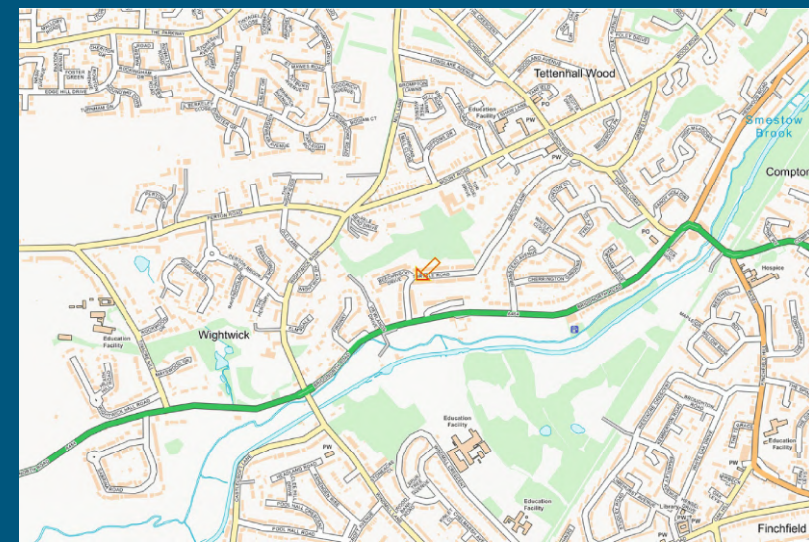
Mobile: Ofcom checker shows four of four main providers have limited coverage indoor and all four have likely coverage outdoor.

Screened from the road and occupying a corner plot on this favoured location, situated just off the Bridgnorth Road (A454) and adjacent to countryside and Worcester & Staffordshire waterway, this superior detached house has been restyled over the years to an exceptionally high standard of accommodation with a huge variety of quality furnishings.

Thoughtfully designed to provide extremely versatile and spacious living accommodation, 17 Torvale Road is undoubtedly one of the finest examples of its type, being a superb spacious family home. Deceptive externally, viewing of the interior is essential to appreciate the thought and design gone into styling this wonderful home, with no expense spared throughout the spacious accommodation. Having the benefit of bedroom & bathroom accommodation on both floors with many first class features throughout, a number of special selling points include the trendy décor, quality carpets & flooring, quality doors & windows, luxury bathrooms and a fantastic open plan living room and dining kitchen, creating a superb space for entertaining large families & guests. A new Worcester Boiler has also been installed with a 12 year guarantee.

At a generous floor area of approx. 2163.0sq feet, the well planned interior includes reception porch to entrance hall with built in storage cupboards, family bathroom, two double bedrooms and a 18ft living room with adjacent open plan through dining kitchen. This large open living space also benefits from French doors leading to the rear decking area. From the kitchen is an inner lobby which leads to a utility cupboard, garage, walk in dressing room and bedroom three with ensuite shower room. The layout is ideal for housing aged relatives or independent children. A staircase from the entrance hall leads to the first floor landing space with study area, bedroom two with shower room facilities and a most impressive master bedroom suite with a 17ft bedroom, open bathroom and a separate WC. At the front of the property, the 'In & Out' driveway provides ample off road parking. A highlight of the property is undoubtedly the south facing landscaped rear garden which not only provides a private yet attractive setting, it also delivers excellent useable outdoor space, perfect for hosting summer garden parties having a large raised decked terrace.

Situated in one of Wolverhampton's most favoured residential locations, 17 Torvale Road is most convenient for the majority of amenities including schools in both sectors, shops, bus routes and having the facilities at both Tettenhall Village & Compton Centre, very close by. The city centre is also less than 2.5 miles away. Internal inspection is highly recommended to appreciate this most individual property offering fantastic family living accommodation!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: Composite double glazed leaded opaque door and matching side windows. **Entrance Hall:** Internal PVC double glazed leaded opaque door, two radiators, coved ceiling, recessed ceiling spotlights, staircase to first floor and built in cloaks cupboard with separate airing cupboard.

Bathroom: 9ft (2.74m) x 5'5" (1.66m)

Fitted with a modern white suite comprising P-Shaped panelled bath with shower spray, screen and separate handheld spray, pedestal wash hand basin, low level WC, wall mounted twin mirrored cabinets, chrome heated towel rail, stone style tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed opaque windows to front.

Living Room: 17'4" (5.28m) x 17'3" (5.25m)

Feature stone fireplace with marble hearth & gas coal fire, covered radiator, wall light points, coved ceiling, double glazed French doors to rear and matching side windows. Open access leads to:

Open Plan Dining Kitchen: 28'6" (8.69m) x 11ft (3.36m)

Fitted with an extensive suite of matching laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, granite worktops, stainless steel 1½ drainer sunken sink unit with pull out mixer tap and matching central island with breakfast bar and storage. Built in appliances include 5-ring gas hob with stainless steel extractor hood, Samsung double electric oven, twin Siemens combination ovens, warming drawer, dishwasher and recess for fridge freezer. Two radiators, coved ceiling, recessed ceiling spotlights, stone style tiled flooring and double glazed window to front with matching French doors to rear.

Inner Lobby: Utility cupboard with plumbing for washing machine, laminate flooring and coved ceiling. **Dressing Room: 8'4" (2.55m) x 7'10" (2.40m)** Recessed ceiling spotlights, built in railings & shelving units and loft hatch. Internal access to **Garage: 8'8" (2.64m) x 8'4" (2.55m)** 'Up & Over' garage door, power, lighting and wall mounted gas fired central heating boiler.

Bedroom Three: 12ft (3.65m) x 11'8" (3.55m)

Radiator, coved ceiling and double glazed French doors to rear. **Ensuite Shower Room: 8'4" (2.55m) x 2'9" (0.84m)** Fitted with a white suite comprising low level WC, pedestal wash hand basin, shower enclosure with handheld spray, white heated towel rail, mirrored cabinet, tiled walls & flooring and extractor fan.

Bedroom Four: 11'4" (3.46m) x 10'2" (3.09m)

Radiator, coved ceiling and double glazed window to rear.

Bedroom Five: 14'2" (4.31m) x 10ft (3.05m)

Radiator, coved ceiling and double glazed window to front.

First Floor Landing with Study Area: Recessed ceiling spotlights, storage into eaves and double glazed window to side.

Bedroom Two: 18'4" (5.60m) x 9'5" (2.87m)

Radiator, recessed ceiling spotlights, two double glazed windows to rear and bathroom facilities including corner shower enclosure, pedestal wash hand basin and chrome heated towel rail.

L-Shaped Master Bedroom Suite With Open Plan Bathroom & Enclosed WC: 20'9" (6.34m max) x 24'7" (7.50m max)

Bathroom: Fitted with a white suite comprising free standing double ended bath with handheld spray & bath tap, bespoke twin vanity units with glass basins & wall mounted mirror cabinets over, chrome heated towel rail, stone style tiled walls & flooring, recessed ceiling spotlights, built in storage cupboard and double glazed opaque window to front. **Bedroom One:** Radiator, recessed ceiling spotlights and double glazed windows to front and rear. **Separate WC:** Low level WC, pedestal wash hand basin, built in alcove storage, stone style tiled walls & flooring, extractor fan and double glazed opaque window to front.

South Facing Enclosed Rear Garden: Having a large full width decked terrace with matching railings & steps down to lower lawned area with artificial grass, gravelled & flowering borders with a variety of shrubs & trees, garden shed, surrounding fencing and gated side access.

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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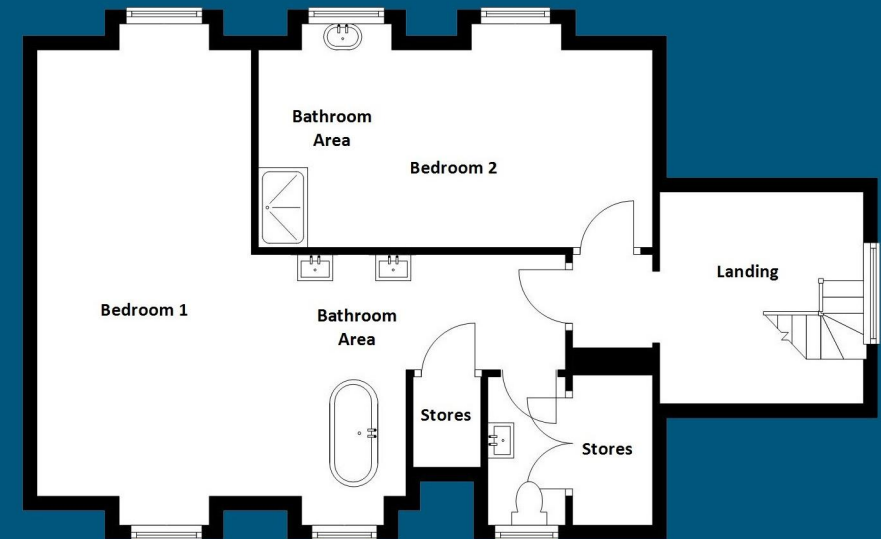
Total Floor Area: 2163.0sq feet (201.0sq metres) Approx.

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



Ground Floor

Approx.: 1496.4sq feet (139.0sq metres)



First Floor

Approx.: 666.7sq feet (61.9sq 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.

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

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