



*11 Saxon Court, Tettenhall*

**THOMAS HARVEY**  
ESTATE AGENTS

*A Most Impressive Four Bedroom Two Bathroom Detached Modern House. Located In One Of Tettenhall's Favourite Addresses. Within Walking Distance Of Tettenhall Village & A First Class Example Of A Family Home!*

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

**Asking Price: £650,000**

**Tenure: Freehold**

**Council Tax: Band F – Wolverhampton**

**EPC Rating: D (63) No: 2539-3061-3204-8636-7200**

**Total Floor Area: 1,720.5sq feet (159.8sq metres) Approx.**

**No Upward Chain**

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

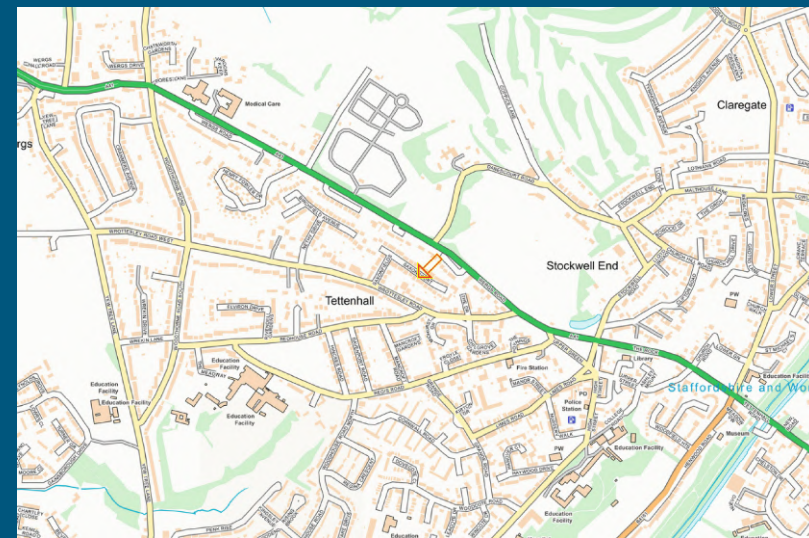
**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

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

Situated in one of the most sought after locations in Tettenhall and enjoying a prominent position just off Wrottesley Road, this most distinctive detached property has been sympathetically well maintained over the years to a high specification providing immaculate accommodation throughout, undoubtedly a superb illustration of an outstanding family home!

With viewing highly recommended to appreciate the versatile layout which has been constructed to utilise the maximum space, and although well looked after, ready to just move into, the interior also offers potential for purchasers requiring a home to cosmetically restyle to own requirements. With a generous floorplan of approx. 1,720.5sq feet, the accommodation includes porch to entrance hall with guest cloakroom, 20ft through living room, an open sitting room with archway to the dining room and a 27ft breakfast kitchen. This excellent living space creates a superb layout for hosting large families & guests. The kitchen also provides internal access to the utility and garage. From the entrance hall, the staircase leads to the first floor galleried landing where there are four good bedrooms with master ensuite shower room and a family bathroom. At the front of the house is a block paved driveway providing ample off road parking and leads to carport and of course garage. The rear garden enjoys a south facing aspect and has been extensively landscaped not just to offer a lovely outlook but also maintains the maximum privacy.

Located in one of the most sought after locations in Tettenhall, Saxon Court is most convenient for easy access to the majority of amenities, including the facilities in Tettenhall Village, a number of popular restaurants, Tennis & Cricket clubs, Bilbrook Train Station is only 1.4miles away and of course perfect for golf enthusiast. The area is also served well for excellent schooling in both sectors. Available with no upward chain, the well-presented accommodation which has the benefit of gas central heating & double glazing further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



**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:** Hardwood front door and opaque matching side windows with tiled flooring.

**Entrance Hall:** Internal hardwood opaque door with glazed side windows, radiator, coved ceiling, laminate flooring and L-Shaped staircase to first floor.

**Guest Cloakroom: 5'10" (1.77m) x 4'9" (1.45m)**

Fitted with a white suite having low level WC, pedestal wash hand basin, tiled walls, radiator, laminate flooring and double glazed opaque window to front.

**Living Room: 19'11" (6.07m) x 11ft (3.36m)**

Italian style marble fireplace with matching tiled hearth & gas coal fire, two radiators, coved ceiling, double glazed bow window to front and picture window to rear with door to garden.

**Sitting Room: 11'10" (3.61m) x 9'8" (2.89m)**

Radiator, coved ceiling, laminate flooring and open archway to:

**Dining Room: 11'1" (3.39m) x 10'4" (3.16m)**

Radiator, wall light points, coved ceiling, laminate flooring, double glazed window to side and full height picture window door to rear garden.

**Breakfast Kitchen: 27ft (8.30m max) x 8'11" (2.72m)**

Fitted with a matching suite of light coloured units comprising an extensive range of base cupboards, drawers, coved suspended wall cupboards & matching dresser unit, marble effect laminate worktops, 1½ drainer sink unit, built in appliances include 4-ring induction hob with extractor hood over, fridge, dishwasher & double oven with oven/grill over, radiator, tiled flooring, double glazed window to rear and internal access to the garage, utility and **Rear Lobby:** Tiled flooring and PVC double glazed door to rear garden.

**Utility: 9'1" (2.77m) x 5'10" (1.78m)**

Fitted with base cupboards, worktop with stainless steel single drainer sink unit, radiator, plumbing for washing machine, tiled flooring and double glazed opaque window to front.

**Garage: 16'8" (5.08m) x 8ft (2.43m)**

'Up & Over' garage door, suspended wall cupboards, power, lighting and double glazed opaque window to side.

**Bedroom One: 12'10" (3.92m) x 9'6" (2.90m)**

Built in twin double wardrobes, radiator, coved ceiling and double glazed window to rear. **Ensuite: 5'10" (1.78m) x 5'6" (1.68m)** Fitted with a smart shower suite comprising walk in shower with chrome handheld spray, low level WC, pedestal wash hand basin, tiled walls & flooring, radiator and double glazed opaque window to rear.

**Bedroom Two: 12'6" (3.81m) x 11ft (3.36m)**

Fitted with a range of built in furniture comprising wardrobes, overhead stores & drawers, radiator and double glazed window to rear.

**Bedroom Three: 10'10" (3.29m) x 7'3" (2.21m)**

Fitted with a range of built in furniture comprising wardrobes, overhead stores, drawers & dressing area, radiator and double glazed window to front.

**Bedroom Four/ Study: 7'5" (2.27m) x 5'7" (1.69m)**

Radiator and double glazed window to front.

**Bathroom: 5'10" (1.78m) x 3'8" (1.12m)**

Fitted with a coloured suite comprising panelled bath, pedestal wash handbasin, low level WC, radiator, tiled walls, laminate flooring and double glazed opaque side window.

**Rear Garden:** Enjoying a south facing aspect, the extensively landscaped & private rear garden includes a full width block paved patio overlooking the centre shaped lawn, surrounding flowering borders with variety of shrubs & trees, surrounding fencing & rear hedging, exterior lighting, power & water and gated side access to front elevation. **Exterior Storage Room:** Housing the wall mounted gas fired central heating boiler.

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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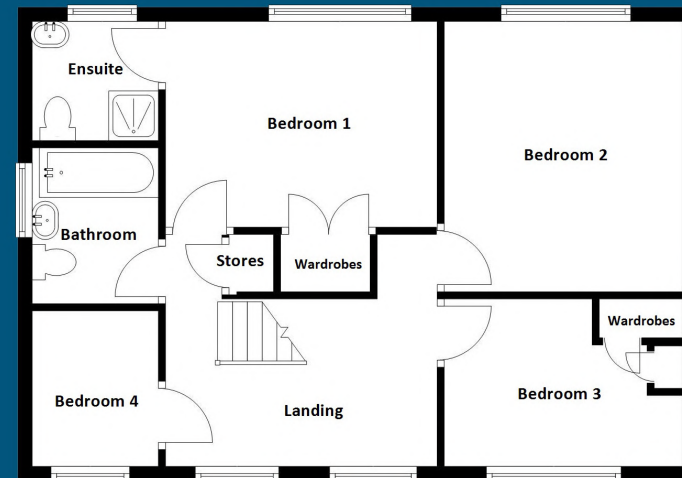
Total Floor Area: 1,720.5sq feet  
(159.8sq metres) Approx.

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



## Ground Floor

Approx.: 1128.4sq feet  
(104.8sq metres)



## First Floor

Approx.: 592.2sq feet  
(55.0sq metres)



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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