



20 Cornton Drive, Tettenhall

**THOMAS HARVEY**  
ESTATE AGENTS

*A Most Impressive Four Bedroom Two Bathroom Detached Modern House. In One Of Tettenhall's Favourite Cul-De-Sac Addresses & Restyled To Create A Beautiful Interior With A Number Of Quality Features Throughout!*

**20 Corfton Drive, Tettenhall, Wolverhampton, WV6 8NR**

**Asking Price: £620,000**

**Tenure: Freehold**

**Council Tax: Band F – Wolverhampton**

**EPC Rating: C (69) No: 0360-2686-5670-2526-4031**

**Total Floor Area: 1,943.7sq feet (180.6sq 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**

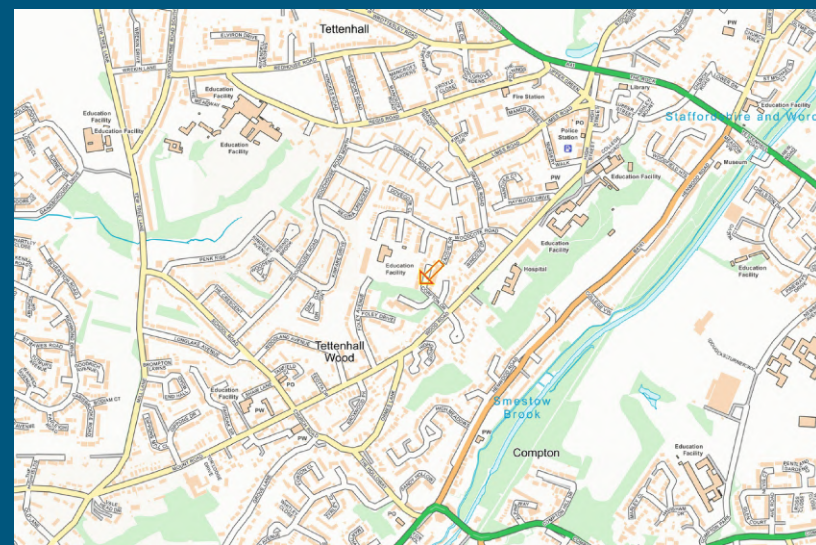
**Mobile: Ofcom checker shows four main providers have good outdoor coverage.**

Situated in one of the most sought after locations in Tettenhall and enjoying a quiet cul-de-sac position on this exclusive select development just off Wood Road, this charming and well-designed detached house has been extensively restyled by the present owners to create a most impressive and spacious family home.

In recent years, Corfton Drive has been extended & refurbished to a superior standard providing a host of high quality fittings throughout, with no expense spared! Deceptive externally, viewing of the interior is essential to appreciate the spacious living accommodation which is stylishly appointed throughout incorporating many stunning features including luxury bathrooms, quality carpets & flooring, fresh & colourful décor throughout and a bespoke open plan kitchen with family / dining area, fitted with a contemporary suite of white gloss & state of the art appliances. The versatile and expansive accommodation which measures at approx. 1,943.7sq feet and has the benefit of gas central heating & double glazing, includes a reception porch, welcoming entrance hall with guest cloakroom, vaulted ceiling and an L-Shaped staircase to the first floor. At the hub of the house, is the impressive 23ft wide reception room which creates a fantastic open living space having a lounge, raised dining space & sitting area with double doors to the good size conservatory.

Adjacent, is the dining kitchen which is fitted with a smart white suite and provides internal access to the double garage at front & garden room at rear. On the first floor, the 'light & airy' galleried landing leads to four good size bedrooms with the master having an ensuite shower room and the family bathroom is fitted with a well-appointed suite. At the front of the house is a double width block paved driveway with bespoke detailing, providing ample off road parking and of course leads to the garages. Not to contradict with the interior, the neatly landscaped rear garden further compliments No 20, enjoying a west-facing aspect and wonderful rear views over the playing fields of Christ Church Junior School.

Not only is Corfton Drive within walking distance of Tettenhall High Street and the amenities therein, No 20 is convenient for a wide range of facilities including excellent schools in both sectors, popular coffee lounges, local shops, Tennis, Cricket & Golf Clubs and of course Tettenhall Green playing fields & pool. The city centre is less than 3.5 miles away and the M54 motorway only approx. 5 miles, perfect for commuting to Birmingham, Telford and other principal cities. Certainly a superb example of its type and a fantastic opportunity to purchase such an exclusive home! Offered with No Upward Chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Reception Porch:** PVC double glazed door with matching full height windows, PVC panelled ceiling and tiled flooring. **Entrance Hall:** Internal PVC double glazed opaque door, covered radiator, laminate flooring and L-Shaped staircase to first floor with built in cloaks cupboard below. **Guest Cloakroom:** Fitted with a recessed WC and vanity unit laminate worktop & glass wash hand basin, radiator, tiled flooring and internal double glazed opaque window to front.

**Open Plan Living Room With Dining & Sitting Area: 23ft (7.02m max) x 10'8" (3.26m) x 20'7" (6.28m) x 8'8" (2.65m)**

Marble fireplace with hearth, decorative surround & gas coal fire, three radiators, coved ceiling, laminate flooring, double glazed bow window to front, double glazed French doors to rear with matching windows and internal double glazed double doors lead to:

**Conservatory: 14'1" (4.30m) x 10'1" (3.08m)**

Fitted window blinds, ceiling light & fan, laminate flooring and double glazed French doors onto the decking.

**Open Plan Dining Kitchen: Dining Area: 13'1" (3.98m) x 10'5" (3.18m) Kitchen: 9'1" (2.76m) x 8'4" (2.55m)**

Fitted with a matching suite of modern white gloss units comprising a range of base cupboards, drawers & suspended wall cupboards with lighting under, quartz worktops, sunken stainless steel single drainer sink unit with mixer tap & incinerator, built in twin electric oven, 5-ring gas hob with stainless steel extractor hood over, AEG smart technology dishwasher & washing machine, recess for fridge freezer, radiator, recessed ceiling spotlights, laminate flooring, double glazed window to rear and internal double glazed patio doors to:

**Garden Room:** Tiled flooring and door to rear garden.

**Double Garage: 18'4" (5.60m max) x 8'4" (2.55m) x 14'4" (4.38m) x 7'6" (2.28m)**

Wall mounted gas fired Worcester central heating boiler, power, lighting, workshop area, skylight and twin 'Up & Over' garage doors.

**First Floor Galleried Landing:** Radiator, study area and double glazed window to front.

**Bedroom One: 13'2" (4.01m) x 13'1" (3.98m)**

Fitted with a range of built in furniture including wardrobes, suspended wall cupboards & drawers with display lighting, two radiators, coved ceiling and two double glazed windows to rear. **Ensuite Shower Room: 5'5" (1.66m) x 5'1" (1.56m)**

A modern white suite comprising corner shower enclosure with electric wall mounted shower, low level WC, vanity unit, tiled walls & flooring, mirrored wall cabinet, PVC panelled ceiling with extractor fan and double glaze opaque window to side.

**Bedroom Two: 13'4" (4.06m) x 11'7" (3.54m)**

Fitted with a range of built in furniture including wardrobes, drawers, overhead stores, dressing area & desk with display lighting, radiator, coved ceiling and double glazed window to rear.

**Bedroom Three: 9'6" (2.90m) x 8'8" (2.63m)**

Radiator and double glazed window to front.

**Bedroom Four: 10'6" (3.21m) x 6'7" (2.00m)**

Radiator and double glazed window to front.

**Bathroom: 10'5" (3.17m) x 6'6" (1.99m)**

Fitted with a white suite comprising panelled bath with handheld spray, corner shower enclosure with chrome overhead rainfall shower & handheld spray, vanity unit with recessed WC & storage, radiator, tiled walls & flooring, panelled ceiling with extractor fan, loft hatch and double glazed opaque window to side.

**Rear Garden:** Enjoying a west-facing aspect and views over the playing grounds of Christ Church School, the neatly landscaped garden providing the most pleasant setting with paved patio area, decking off the conservatory & dining area, shaped centre lawn with flowering borders, a variety of shrubs and trees, gravelled side patio with garden storage, flowering borders, trees, exterior water & lighting, surrounding fencing and gated side entry.

**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.























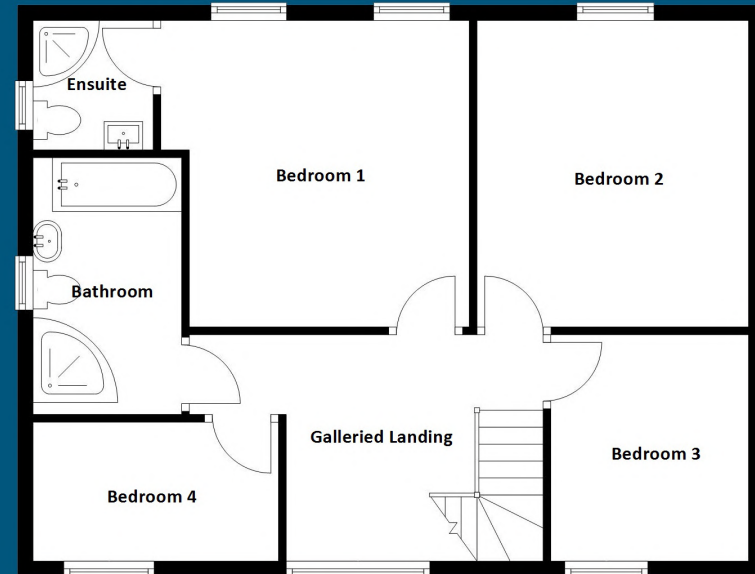
*Ground Floor*

Approx. 1,231.7sq feet (114.4sq metres)

*20 Cornton Drive, Tettenhall*

**Total Floor Area: 1,943.7sq feet  
(180.6sq 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



*First Floor*

Approx. 711.9sq feet (66.1sq 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.

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

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