

3 The Coach House, Mount Road, Tettenhall Wood

THOMAS HARVEY
ESTATE AGENTS

A Rare Opportunity To Acquire A Beautifully Curated Three Bedroom Cottage Style Period Home Where Original Character, Bespoke Finishes And Sophisticated Modern Design Unite Within One Of Wolverhampton's Most Exclusive Residential Locations!

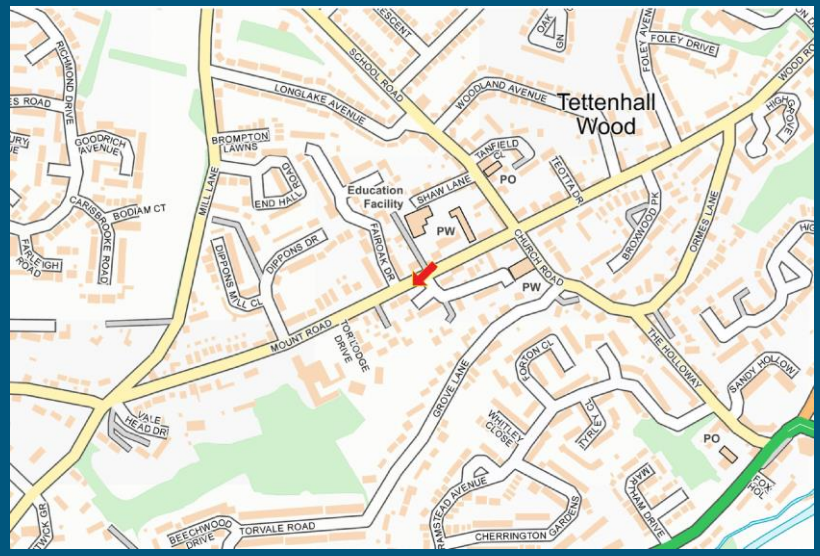
3 The Coach House, Mount Court, Mount Road, Tettenhall Wood, Wolverhampton, WV6 8PD
Asking Price: £315,000
Tenure: Freehold
Council Tax: Band C – Wolverhampton
EPC Rating: C (75) No: 8130-7426-7900-4065-9292
Total Floor Area: 926.0sq feet (86.0sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available Mobile: Ofcom checker shows one of four main providers have likely coverage indoor and all four have good coverage outdoor.

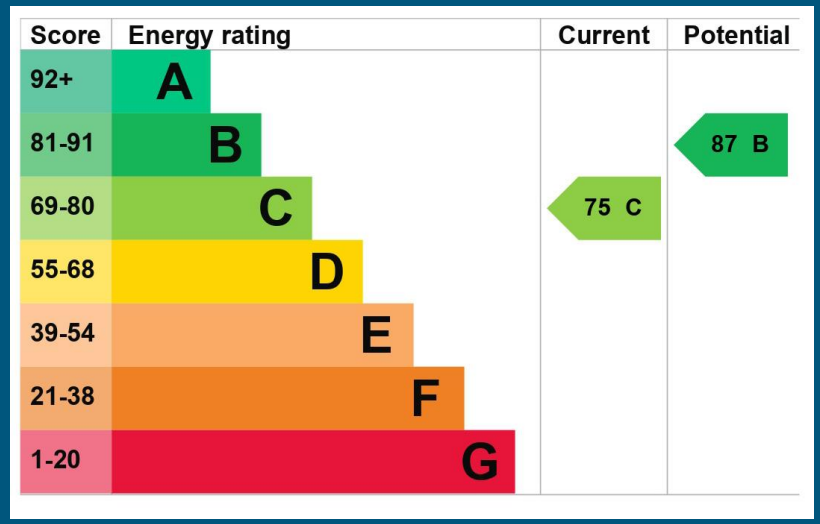
This exceptional cottage-style residence occupies one of Wolverhampton's most coveted addresses, nestled just off Mount Road on the prestigious border of Tettenhall Wood and Wightwick. Beautifully reimagined and extensively refurbished by the current owners, the property effortlessly combines timeless period charm with refined contemporary living, creating one of the finest homes of its kind currently available.

Extending to approximately 926sq feet, the impeccably presented accommodation showcases an impressive blend of character and sophistication, with high ceilings, exposed beams, hardwood sash windows and elegant French doors complementing a stylish, modern interior finished to an exceptional standard throughout. Every detail has been carefully considered, from the quality flooring and décor to the luxurious bathroom suites and stunning bespoke breakfast kitchen, allowing prospective purchasers to simply move in and enjoy.

A welcoming entrance hall leads to a useful guest cloakroom/utility and a beautifully proportioned living room, centred around an attractive feature fireplace. The heart of the home is undoubtedly the recently refitted dining kitchen, exquisitely appointed with shaker-style cabinetry, Quartz work surfaces and a comprehensive range of integrated appliances. French doors from both the kitchen and lounge open directly onto the courtyard, providing a seamless connection between indoor and outdoor living. The first floor continues the home's impressive presentation, offering three well-appointed bedrooms. The principal suite enjoys double doors opening onto a Juliette balcony, while the second bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. The third bedroom currently serves as a stylish home office, offering excellent flexibility for modern lifestyles. Completing the accommodation is a beautifully refitted family bathroom featuring a contemporary white suite, rainfall shower and elegant marble-effect wall panelling. Outside, the property is equally impressive. A double-width driveway provides private off-road parking for two vehicles, while the beautifully designed courtyard garden creates a secluded setting for relaxation and entertaining. Thoughtfully landscaped with generous paved terraces, decorative gravelled areas, external lighting and power, the outdoor space serves as a natural extension of the home.

Ideally positioned within walking distance of Tettenhall Wood's popular shopping parade and a short distance from both Tettenhall Village and Compton, the property enjoys access to an outstanding range of amenities, highly regarded state and independent schools, and excellent transport links. The nearby centres of Codsall, Perton and Tettenhall are also easily accessible. ***A rare opportunity to acquire a beautifully appointed character home in one of Wolverhampton's most desirable residential locations, where period elegance meets contemporary luxury in a setting perfectly suited to modern living.***





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Entrance Hall: Hardwood front exterior door with double glazed side window, radiator, LVT flooring and L-Shaped staircase to first floor. **Guest Cloakroom/ Utility: 8'1'' (2.47m max) x 8'1'' (2.47m max)/ 4'9'' (1.52m)** Fitted with a white low level WC & pedestal wash hand basin, radiator, plumbing for washing machine, storage recess, shelving and tiled flooring.

Lounge: 15'5'' (4.70m) x 10'10'' (3.31m max)
Radiator, fireplace recess with granite hearth & oak beam, part panelled walls, beamed ceiling, LVT flooring and hardwood double glazed French doors to front courtyard.

Dining Kitchen: 15'6'' (4.73m max) x 10'2'' (3.11m)
Recently refitted with a modern shaker style suite comprising a range of base cupboards & drawers, with contrasting lighter coloured suspended wall cupboards, quartz worktops with sunken single drainer sink unit with brass mixer tap, built in appliances include Samsung electric oven, under counter fridge, dishwasher & 4-ring electric hob with black extractor screen over, radiator, recessed ceiling spot lights, tiled flooring and hardwood double glazed French doors to front courtyard.

First Floor Landing: Radiator, loft hatch, hardwood double glazed sash window to front and built in airing cupboard housing the wall mounted gas fire central heating boiler.

Bathroom: 5'11'' (1.80m) x 5ft (1.53m)
Refitted with a smart white suite comprising panelled bath with chrome overhead rainfall shower, handheld spray & folding side screen, low level WC, pedestal wash hand basin, radiator, marble effect PVC panelled walls, large wall mounted mirror, extractor fan, loft hatch and tiled flooring.

Bedroom One: x 12ft (3.65m) x 9'2'' (2.79m)
Radiator and hardwood double glazed double doors to front with Juliette balcony.

Bedroom Two: 10'9'' (3.28m) x 9'1'' (2.77m)
Floor to ceiling built in double wardrobe, radiator and hardwood double glazed sash window to front. **Ensuite Shower Room: 5'7'' (1.69m) x 5'6'' (1.68m)** Fitted with a modern white suite comprising corner shower chrome overhead rainfall shower & handheld spray, low level WC, pedestal wash hand basin, graphite radiator, extractor fan and tiled flooring.

Bedroom Three: 12'5'' (3.78m) x 4'11'' (1.50m)
Radiator and skylight.

Exterior: Double width driveway providing parking space for two cars. The courtyard has been mainly gravelled for low maintenance and creates excellent useable outdoor space, full width paving, side wall, rendered dwarf wall with trellis fencing, exterior lighting & power, storage unit and side 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.








Cherry Blossom














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Cherry Blossom















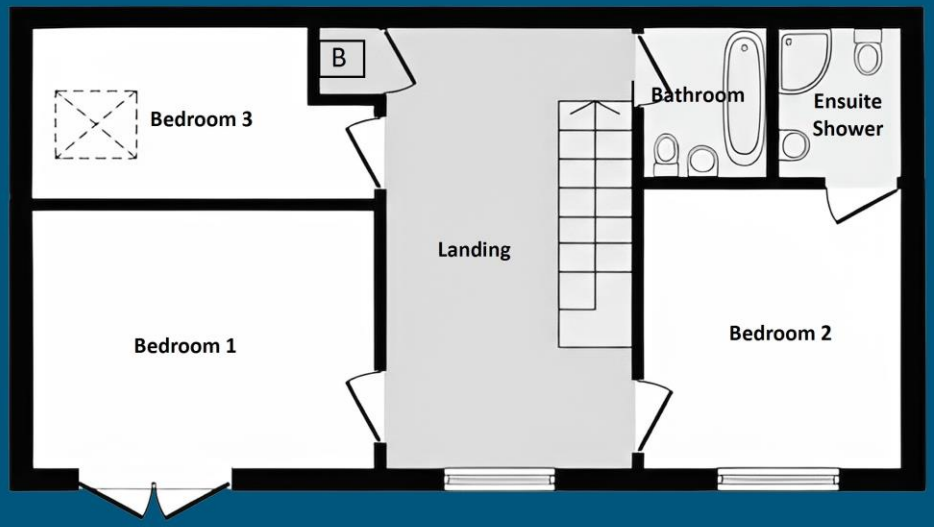




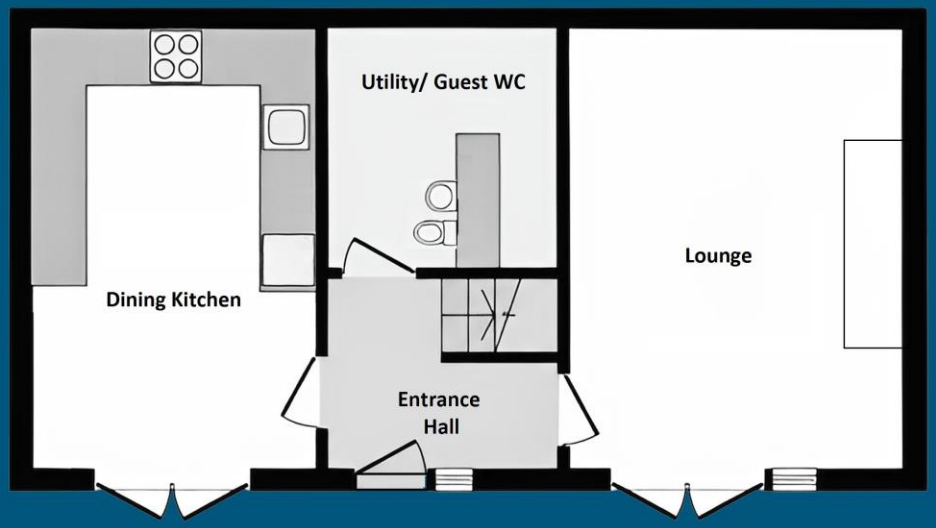




First Floor



Ground Floor





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Total Floor Area: 926sq feet (86.0sq 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

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 PARTICLUARS ARE ISSUED.

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