

17 Fair Oak Drive, Tettenhall Wood

THOMAS HARVEY
ESTATE AGENTS

Occupying A Prestigious Position Just Off Mount Road, This Beautifully Maintained Three Bedroom Detached Residence Delivers Stylish & Versatile Family Living, Complemented By A Stunning Breakfast Kitchen, Conservatory & Private Landscaped Gardens!

17 Fair Oak Drive, Tettenhall Wood, Wolverhampton, WV6 8HX
Asking Price: £425,000

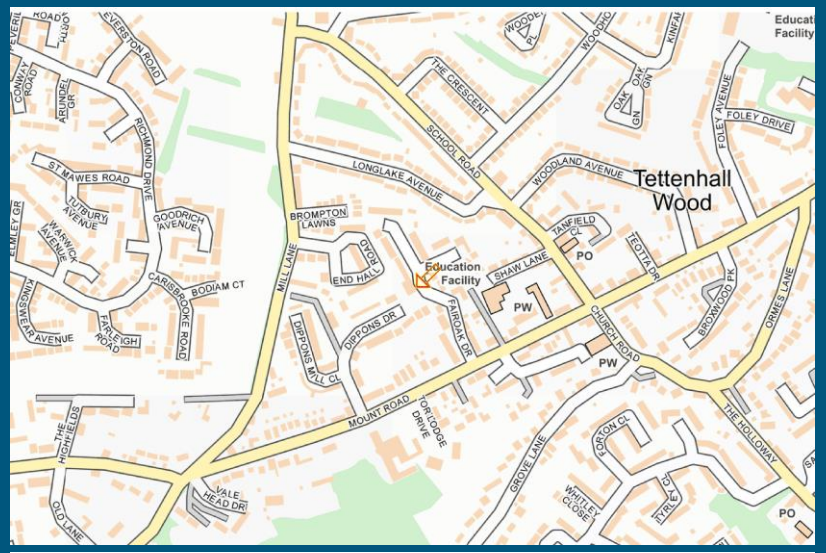
Tenure: Freehold
Council Tax: Band E – Wolverhampton
EPC Rating: D (63) No: 9350-2633-2690-2596-0801
Total Floor Area: 1,510.7sq feet (140.4sq metres)
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard & Ultrafast are available. Mobile: Ofcom checker shows four main providers have likely outdoor coverage.

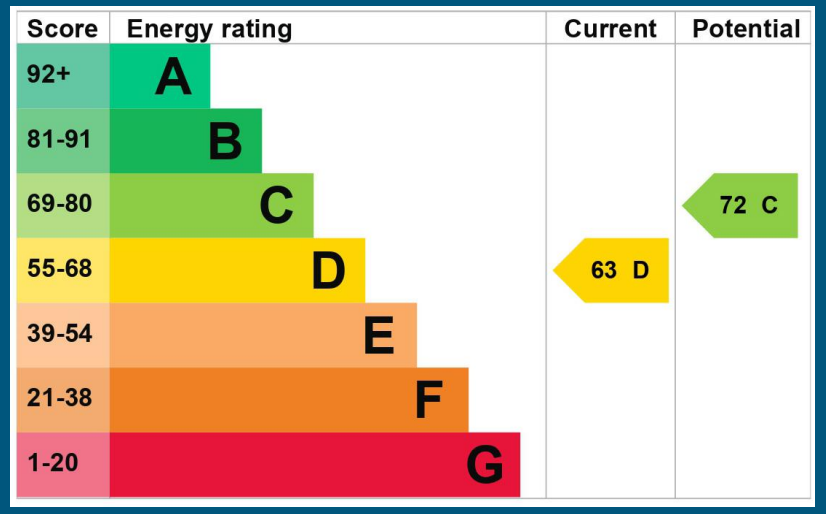
Occupying a prime corner position within an exclusive cul-de-sac just off Mount Road, this individually designed detached residence enjoys one of Wolverhampton's most desirable residential addresses. Extending to approximately 1,510.7sq feet, the property has been meticulously maintained and thoughtfully enhanced to create an exceptional family home of considerable quality, combining timeless elegance with modern practicality.

Attractively presented throughout, the accommodation has been carefully designed to maximise both space and natural light, offering versatile living areas perfectly suited to contemporary family life. An internal viewing is essential to fully appreciate the quality of finish, attention to detail and excellent proportions on offer, yet with scope for further extensions or reconfiguration (subject to planning permission).

At the heart of the home is an impressive principal reception room, centred around a striking full-length stone fireplace that creates an inviting focal point. An open archway leads seamlessly through to the formal dining area, ideal for both family gatherings and entertaining. Beyond, a delightful 18ft wide conservatory overlooks the garden and provides an additional reception space, creating a natural connection between the interior and outdoor living areas. A particular highlight is the superbly refitted breakfast kitchen, beautifully appointed with an extensive range of gloss slab style cabinetry, solid wood work surfaces and a comprehensive selection of integrated appliances, including premium Neff 'Hide & Slide' ovens. The kitchen is complemented by a practical utility room, providing additional storage and laundry facilities together with direct access to the tandem garage. The ground entrance hall has the use of a fitted cloakroom and stairs lead to the first floor, which continues to impress with three generously proportioned bedrooms. The principal suite benefits from an extensive range of fitted furniture together with an en-suite bathroom, while the remaining bedrooms offer flexibility for family accommodation, guests or home working. A stylish family shower room completes the living accommodation. Occupying a favourable corner plot, the property enjoys a private south-west facing rear garden, thoughtfully landscaped to provide a large raised terrace, shaped lawns and established borders, creating an ideal setting for outdoor dining and relaxation. To the front, a substantial driveway provides ample off-road parking and leads to the of course to the garage.

Fair Oak Drive is ideally positioned within walking distance of highly regarded schools, local bus routes and the amenities of Tettenhall Wood. Tettenhall Village, Compton and Perton Centre are all easily accessible, whilst Wolverhampton city centre lies less than 2.5 miles away. A superb example of a quality detached family residence, offering generous accommodation, exceptional presentation and an enviable location.





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Entrance Hall: PVC front door with double glazed picture window, built in cloaks/ storage cupboard, recessed ceiling spotlights, laminate flooring and stairs to first floor. **Guest WC:** Fitted with a white suite comprising low level WC, sink unit, recessed ceiling spotlights, laminate flooring and extractor fan.

Living Room: 13'11'' (4.25m) x 13'11'' (4.25m)
Full length stone fire place with tiled hearth & shelving, radiator, coved ceiling, wall light points, double glazed picture window to front and open archway to: **Dining Room: 9'2'' (2.80m) x 8'4'' (2.54m)** White vertical radiator, coved ceiling and internal double glazed sliding doors to: **Conservatory: 17'11'' (5.46m) x 10'11'' (3.33m)**
Wall mounted electric heaters, fitted window blinds, wall light points and double doors to rear garden.

Breakfast Kitchen: 12'6'' (3.80m) x 9'7'' (2.91m)
Refitted with a matching suite of modern gloss slab style units comprising a range of base cupboards, drawers & full height cupboards, solid wood worktops with stainless steel 1.5 drainer sink unit & mixer tap, built in appliances include 4-ring induction hob with black extractor screen over, and Neff 'hide & slide' electric multifunction ovens, radiator, recessed ceiling spotlights, tiled walls & flooring, internal double glazed window to the rear and access to: **Utility:** Sink unit, plumbing for washing machine & tumble dryer, recess for American style fridge/freezer, recessed ceiling spotlights, extractor fan, tiled flooring and PVC double glazed door leads to: **Garage**: **29'6'' (9.00m) x 9ft (2.75m)** Side opening garage doors, power, lighting, double glazed opaque window to the rear and door to rear garden

First Floor Landing: Recessed ceiling spot lights and loft hatch.

Bedroom One: 13'11'' (4.24m) x 12ft (3.66m max)
Fitted with a range of built in furniture including wardrobes, overhead stores, shelving & bedside cupboards, white vertical radiator and double glazed picture window to front. **Ensuite Bathroom:** Fitted with a traditional suite comprising panelled bath, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled walls, built in large airing cupboard housing the gas fired central heating boiler, laminate flooring and double glazed opaque window to front.

Bedroom Two: 10'7'' (3.22m) x 9'10'' (2.99m)
Built in double & single wardrobes with shelving, white vertical radiator and double glazed window to rear.

Bedroom Three: 11'11'' (3.62m) x 7'5'' (2.26m)
Radiator and two double glazed windows to rear.

Family Bathroom: 8'6'' (2.60m) x 4'7'' (1.40m)
Fitted with a white suite comprising double shower with wall mounted electric shower unit, low level W/C, pedestal wash hand basin, chrome heated towel rail/radiator, tiled walls, extractor fan, vinyl flooring and double glazed opaque window to side

Rear Garden: The South-West facing rear garden provides a wonderful extension to the living accommodation, enjoying a pleasant degree of privacy and a sunny aspect. Predominantly laid to lawn, the garden offers excellent space for both relaxation and family enjoyment, framed by mature trees and established hedging that create an attractive green backdrop throughout the year. A generous paved terrace adjoins the property, providing the ideal setting for outdoor dining and entertaining. To the rear, a useful timber garden shed and additional storage area enhance practicality, with side fencing and gated 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.















































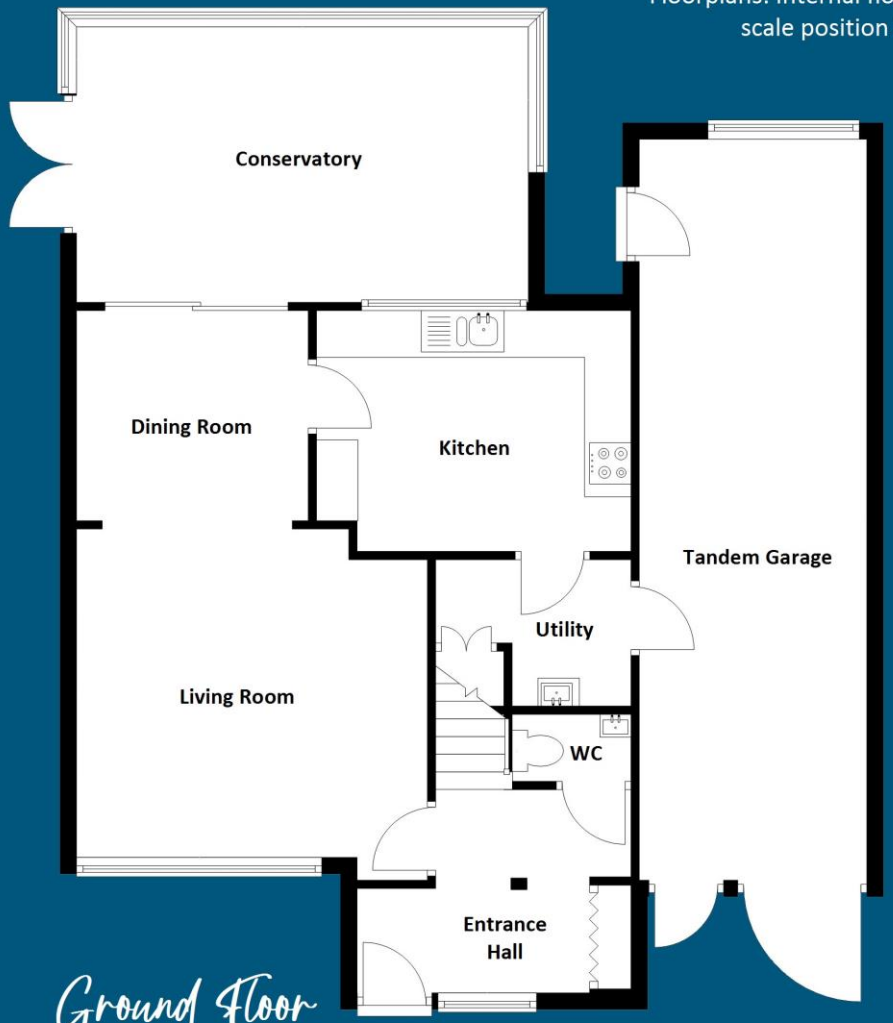




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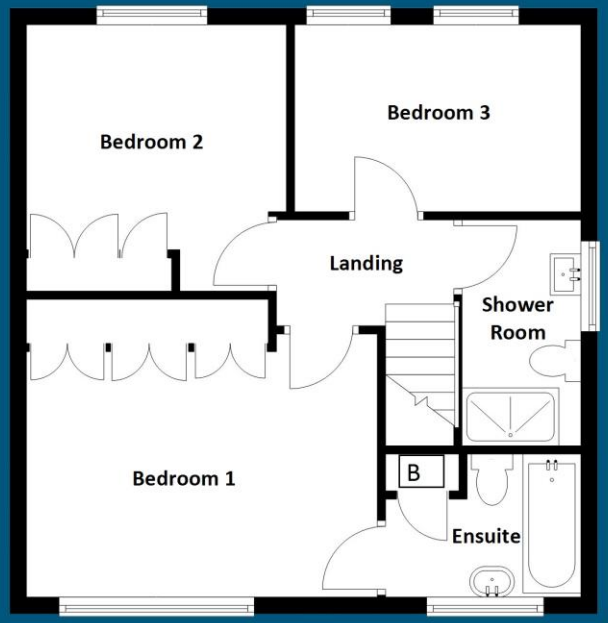
Total Floor Area: 1,510.7sq feet (140.4sq metres) Approx.

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

Approx.: 1,010.4sq feet (93.9sq metres)



First Floor

Approx.: 500.4sq feet (46.5sq 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 PARTICLUARS 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.
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