



23 Kingsley Avenue, Tettenhall Wood

A Most Deceptive Three Bedroom Terraced House. Enjoying A Choice Position Close To Penk Rise Fields & Woodland and Offering A Spacious & Well Planned Design With Potential To Restyle & Reconfigure To Buyers Own Requirements!

23 Kingsley Avenue, Tettenhall Wood, Wolverhampton, WV6 8JX

Asking Price: £235,000

Tenure: Freehold

Council Tax: Band B – Wolverhampton

EPC Rating: C (73) No: 2798-1051-7245-6541-6964

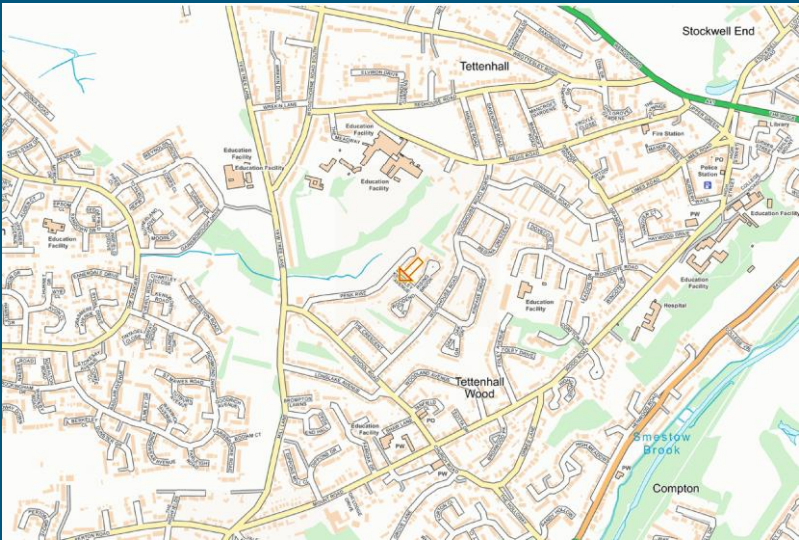
Total Floor Area: 1,230.1sq feet (114.3sq metres) Approx.

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 two of four main providers have likely coverage indoor and all four have likely outdoor coverage.

A thoughtfully maintained three-bedroom terraced home offering generous proportions, excellent natural light and an inviting flow throughout, now presenting an exceptional opportunity for buyers seeking a property they can caringly restyle, modernise and elevate to their own personal vision. This is a home that has clearly been cared for over the years, providing a solid, well-kept foundation and a wonderfully versatile layout, ready to be reimagined with contemporary finishes, bespoke touches and a refreshed aesthetic that reflects your individual style. The property enjoys a truly special setting, positioned adjacent to Penk Rise Park, the River Penk, and open fields and woodland, creating a peaceful, green backdrop rarely found in such a convenient residential location. With leafy views, walking routes and natural scenery right on the doorstep, the home offers an enviable blend of tranquillity and everyday practicality, perfect for buyers who value outdoor space, nature and a sense of calm. Inside, the accommodation begins with a practical reception lobby offering built-in storage, leading to a well-appointed utility room with fitted units and rear access. The entrance hall provides a warm welcome with laminate flooring and an L-shaped staircase, complemented by a guest WC to the front. The main living areas offer a superb balance of comfort and flexibility. The living room features a striking marble fireplace with gas coal fire, creating a charming focal point, while double glazed internal doors open into the conservatory, enhancing the sense of space and connection to both the garden & dining room. The kitchen presents a traditional suite of dark-grey units paired with hardwood worktops, integrated appliances and tiled walls — a timeless setting with excellent potential for future redesign. An open archway leads into the dining room, forming a sociable arrangement ideal for both everyday dining and entertaining. The double-glazed conservatory extends the living space further, offering a bright year-round retreat with doors opening onto the garden. Upstairs, the landing offers an airing cupboard, with a front-facing window adding natural light. All three bedrooms are well-proportioned and benefit from built-in wardrobes, while the family bathroom includes a well appointed white suite. Outside, No 23 benefits from off road parking via the driveway and the landscaped rear garden features a full-width patio overlooking the generous lawn, with garden shed and a brick outbuilding/stores. An exciting setting for outdoor relaxation, family time or future landscaping projects. Enjoying a wonderfully semi-rural feel, Kingsley Avenue offers the best of both worlds — a peaceful setting with superb everyday convenience. Residents benefit from easy access to local schools in both sectors, the open green space of Penk Rise fields and park, and the excellent amenities at Tettenhall Wood, Perton Centre and the highly regarded Tettenhall Village. Despite its tranquil position, the location remains exceptionally practical, with Wolverhampton city centre just 2 miles away, making commuting to principal towns smooth and straightforward. Overall, this is a home that blends comfort, practicality and opportunity. A well-cared-for property with superb scope for modernisation, set in a highly desirable natural environment!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Reception Lobby: PVC double glazed opaque door, floor to ceiling built in storage cupboards, tiled flooring and internal access to both entrance hall and **Utility: 10'9" (3.27m) x 5'7" (1.70m)** Fitted with base cupboards, drawers & suspended wall cupboards, worktop with stainless steel sink unit, plumbing for washing machine, tiled flooring, double glazed window to rear and matching PVC opaque door.

Entrance Hall: Radiator, laminate flooring, L-Shaped stairs to first floor, built in storage cupboard and double glaze opaque window to front. **Guest WC:** Fitted with a low level WC, laminate flooring and double glazed opaque window to front.

Living Room: 13'1" (4.00m) x 12'6" (3.80m)

Marble fire place & hearth with gas coal fire, radiator, laminate flooring and internal double glazed doors lead to conservatory.

Kitchen: 10'2" (3.10m) x 9'11" (3.02m)

Fitted with a matching suite of traditional units painted in dark grey and comprising a range of base cupboards, drawers & suspended wall cupboards, hardwood worktops with composite single drainer sink unit & chrome mixer tap, built in appliances include fridge, freezer, electric oven & 4-ring induction hob with extractor hood over, concealed gas fired central heating boiler, recessed ceiling spot lights, tiled walls, laminate flooring and double glazed windows to front. An open archway leads to: **Dining Room: 9'6" (2.89m) x 8'3" (2.52m)** Radiator, laminate flooring and internal double glazed doors lead to conservatory.

Double Glazed Conservatory: 16ft (4.87m) x 8'9" (2.67m)

Radiator, tiled flooring, fitted window blinds and double doors lead to the rear garden.

First Floor Landing: Built in airing cupboard, loft hatch and double glazed window to front.

Bedroom One: 13'4" (4.07m) x 10'10" (3.31m)

Built in wardrobe/ cupboard, radiator and double glazed window to rear.

Bedroom Two: 11'10" (3.61m) x 10'10" (3.31m)

Built in wardrobe/ cupboard, radiator and double glazed window to rear.

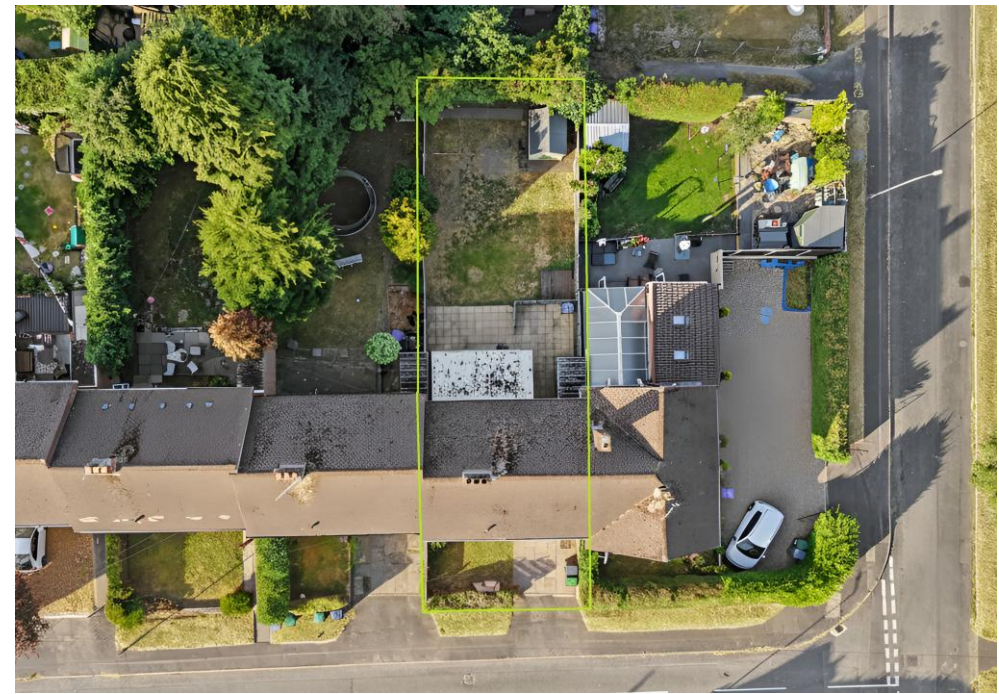
Bedroom Three: 9'1" (2.76m) x 8'11" (2.73m)

Built in wardrobe/ cupboard, radiator and double glazed window to front.

Bathroom: 9'11" (3.02m) x 5'9" (1.75m)

Fitted with a white suite comprising corner bath with chrome handheld spray, shower with wall mounted electric shower unit, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled walls, vinyl flooring and double glazed opaque windows to front.

Rear Garden: Landscaped to include a full width patio overlooking lawn, garden shed, surrounding fencing, rear hedging and brick outbuilding/ stores.















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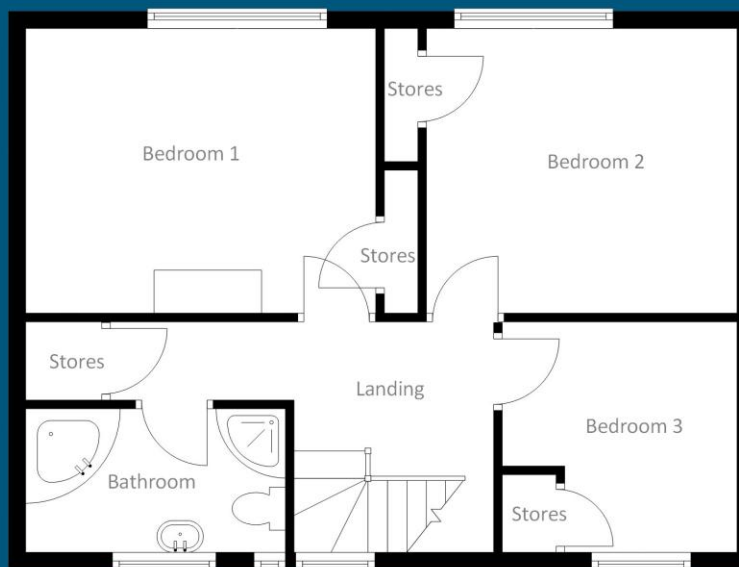
Total Floor Area: 1,230.1sq feet (114.3sq metres) Approx.

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.: 683.0sq feet (63.5sq metres)



First Floor

Approx.: 547.0sq feet (50.8sq metres)



THOMAS HARVEY
ESTATE AGENTS

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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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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