



30 Grange Road, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

An Deceptive Four Bedroom Modern Detached House, Within Walking Distance To Tettenhall Village & Ideal For Buyers Requiring A Property To Remodel To Own Requirements!

30 Grange Road, Tettenhall, Wolverhampton, WV6 8RQ

Asking Price: £375,000

Tenure: Freehold

Council Tax: Band D – Wolverhampton

EPC Rating: D (67) No: 0836-0927-5500-0927-9226

Total Floor Area: 1120.6sq feet (104.1sq metres) Approx.

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

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

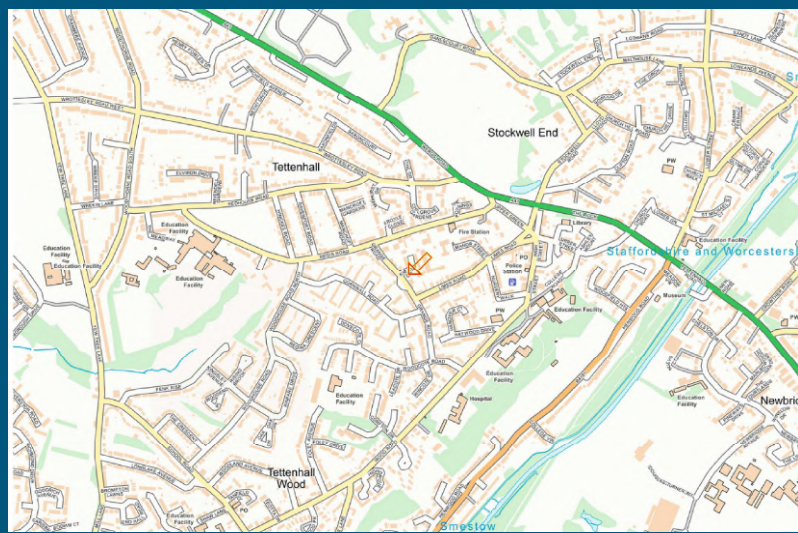
Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have variable coverage outdoor.

Situated in one of the most sought after locations in Tettenhall and within easy walking distance of the Village Centre, this deceptive detached house has been extended to provide an exceptionally well planned interior, utilising the maximum space.

Internal inspection is highly recommended to appreciate the potential this charming property has to offer and perfect for buyers requiring a home to restyle to own requirements. At approx. 1120.6sq fee, the gas centrally heated & double glazed accommodation includes entrance hall, front living room and a full width dining kitchen at rear. Adjacent is a useful utility room and provides internal access to the garage. From the living room, a staircase leads to the first floor, having four bedrooms and family bathroom. At the front of the house is a driveway providing off road parking and of course leads to the garage. The rear garden also offers excellent useable outdoor space, having been landscaped to offer a low maintenance.

Not only is Grange Road within walking distance of Tettenhall High Street and the amenities therein, No 30 is convenient for a wide range of facilities including excellent schools in both sectors, popular coffee shops, local shops, Tennis & Cricket Clubs, South Staffordshire Golf Club and of course Tettenhall Green playing fields & pool. The city centre is less than 3.5 miles away and the M54 motorway is a short drive, perfect for commuting to Birmingham, Telford and other principal cities.

Viewing is highly recommended to appreciate this most individual property being a superb example of its type!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Hall: Composite double glazed opaque door with matching side windows and recessed ceiling spotlights.

Living Room: 13'7" (4.14m) x 14'10" (4.52m)

Marble style fireplace & hearth with coal effect electric fire, radiator, wall light points, coved ceiling, laminate flooring, double glazed bow window to front and open staircase to first floor.

Open Plan Dining Kitchen: 12'1" max (3.69m max) x 15ft (4.57m)

Fitted with a traditional suite of matching units comprising a range of base cupboards, drawers & coved suspended wall cupboards, laminate worktops with 1½ drainer sink unit, recess & gas point for cooker with extractor hood over, recess for fridge freezer, built in pantry and additional storage cupboard, radiator, coved ceiling, tiled flooring double glazed windows to rear and matching patio door.

Utility: 7'2" (2.18m) x 7'9" (2.37m)

Fitted with a worktop & suspended wall cupboard, plumbing & recess for both washing machine & tumble dryer, radiator, vinyl flooring, PVC double glazed door & window to rear and internal access to: **Garage: 12'7" (3.83m) x 8ft (2.45m)**
'Up & Over' garage door and lighting.

Landing: Radiator and loft hatch.

Bedroom One: 16'7" (5.06m) x 7'9" (2.35m)

Radiator, laminate flooring and double glazed windows to front & rear.

Bedroom Two: 12'11" (3.94m) x 8'7" (2.62m)

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

Bedroom Three: 10'10" (3.29m) x 8'8" (2.63m)

Built in wardrobe with railing & shelving, radiator, laminate flooring and double glazed window to rear.

Bedroom Four: 7'1" (2.16m) x 6'6" (1.99m)

Built in double wardrobe, radiator, laminate flooring and double glazed window to front.

Bathroom: 6'10" (2.09m) x 6ft (1.82m)

Fitted with a white suite comprising panelled bath with shower unit & side screen, pedestal wash hand basin, low level WC, chrome heated towel rail, tiled walls, recessed ceiling spotlights, laminate effect vinyl flooring, double glazed opaque window to rear and built in airing cupboard housing wall mounted gas fired central heating boiler.

Rear Garden: Neatly landscaped with full width paved patio, lawn, variety of shrubs & trees, garden shed, exterior power and surrounding fencing & walling with 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.



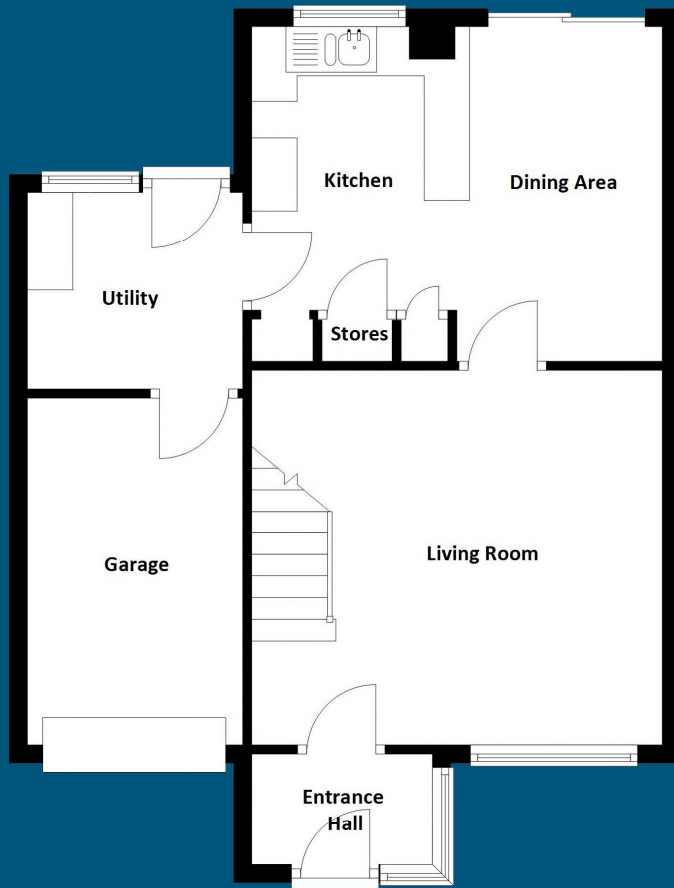






Ground Floor

Approx.: 581.4sq feet (54.0sq metres)



First Floor

Approx.: 539.2sq feet (50.1sq metres)



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Total Floor Area: 1120.6sq feet (104.1sq 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.

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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.
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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