



41 Grange Road, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

An Exceptional Modern Family Home In A Prime Tettenhall Location, Beautifully Extended And Redesigned With Luxury Finishes, Open Plan Living, Stylish Kitchen And A Private, Well Arranged Garden With Double Driveway. A Superb Example Of A Three Bedroom Semi-Detached Home!

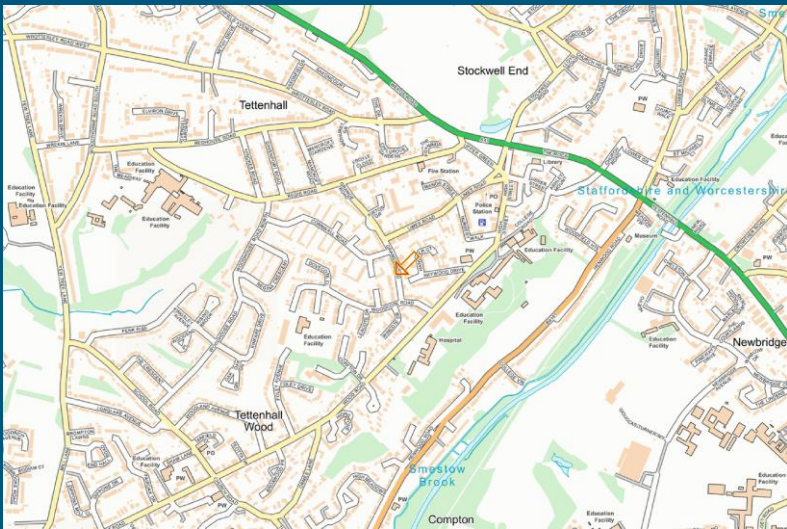
41 Grange Road, Tettenhall, Wolverhampton, WV6 8RE
Asking Price: £330,000

Tenure: Freehold
Council Tax: Band B – Wolverhampton
EPC Rating: C (69) No: 1600-8435-0022-8091-3593
Total Floor Area: 935sq feet (86.9sq 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 one of four main providers have likely coverage indoor and all four have good outdoor coverage.

Set within one of Wolverhampton’s most coveted residential pockets and just a short stroll from the vibrant Tettenhall Village Centre, this distinctive semi-detached house offers an exceptional blend of modern comfort, character and high-quality craftsmanship. Thoughtfully extended, beautifully redesigned and finished to an outstanding specification, 41 Grange Road presents a luxurious turnkey lifestyle where every detail has been curated with care.

From the moment you step inside, the home reveals a stylish interior enriched with sleek contemporary décor, quality flooring, dark grey double-glazed units, both the roof & driveway have also recently been replaced and the superb open-plan dining kitchen forms the heart of the home, delivering a warm, sociable space ideal for everyday living and entertaining. Measuring a comfortable 935sq feet, the accommodation is arranged over two well-balanced floors. A bright Reception Porch leads into a welcoming Entrance Hall with modern Guest WC. The ground floor flows effortlessly into a charming through Living Room, complete with recessed fireplace, oak beam and cast-iron stove, a cosy focal point that opens directly onto the rear garden via double doors. The adjoining Dining Area offers excellent storage and seamless access to the stylish Kitchen, featuring solid wood worktops, Belfast sink, vaulted ceiling with skylights and direct garden access. Upstairs, the First Floor Landing serves three well-proportioned bedrooms, two generous doubles to the front and a comfortable single, all enjoying excellent natural light. The contemporary Bathroom boasts a newly fitted suite with rainfall shower, vanity storage and marble-effect panelling, creating a spa-like finish. Outside, the rear garden has been cleverly zoned to offer both practicality and inviting outdoor living. A full-width terrace flows from the rear extension, perfect for alfresco dining or relaxed evening gatherings. Beyond, a neat lawn is framed by mature hedging, established trees and quality fencing, offering privacy and a calm, natural backdrop. Gated side access leads to the double driveway, complete with EV charging point.

Perfectly positioned within walking distance of Tettenhall High Street, the property is ideally placed for excellent schools, boutique shops, popular coffee lounges, Tennis & Cricket Clubs, South Staffordshire Golf Club and the open spaces of Tettenhall Green and the village pool. Wolverhampton city centre lies less than 3.5 miles away, with the M54 a short drive, ideal for commuting to Birmingham, Telford and beyond. A superb example of its type, beautifully finished, wonderfully located and ready to move straight into. Viewing is highly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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 side windows, laminate flooring and ceiling light. **Entrance Hall:** Internal hardwood glazed door, radiator, laminate flooring and stairs to first floor. **Guest WC:** Fitted with a white suite comprising recessed WC, wall mounted sink unit, chrome heated towel rail, PVC panelled wall with concealed hatch for water meter, laminate flooring and internal opaque glazed window to front.

Living Room: 15'4" (4.67m) x 12'6" (3.81m)

Feature recessed fire place with oak beam & cast iron wood burning stove, radiator, wall light points, laminate flooring, double glazed bow window to front and matching double doors to rear garden.

Dining Area: 12'2" (3.72m) x 11ft (3.36m)

Radiator, built in cupboard with wall mounted gas fired central heating boiler, built in pantry/stores, recessed ceiling spot lights, laminate flooring and open archway to: **Kitchen: 13ft (3.96m) x 5ft (1.52m)** Fitted with a matching suite of light coloured units comprising a range of base cupboards, drawers & suspended wall cupboards, solid wood farmhouse style worktops, glazed white brick splashbacks, double bowl ceramic Belfast sink unit with chrome pull out mixer tap, built in electric oven & 5-ring gas hob with black chimney style extractor hood over, plumbing for dishwasher & washing machine, recess for fridge freezer, radiator, vaulted ceiling with skylights, recessed ceiling spot lights, laminate flooring, double glazed windows to rear and PVC double glazed door to garden.

First Floor Landing: Double glazed window to rear and loft hatch to attic space.

Bedroom One: 14'2" (4.31m) x 10'3" (3.13m)

Radiator, dressing area and double glazed window to front.

Bedroom Two: 12'6" (3.81m) x 10'5" (3.18m)

Radiator and double glazed window to front.

Bedroom Three: 9'7" (2.92m) x 7ft (2.13m)

Radiator and double glazed window to rear.

Bathroom: 7'9" (2.42m) x 4'8" (1.45m)

Fitted with a new white suite comprising panelled bath with chrome overhead rainfall shower, handheld spray & side screen, recessed WC, vanity unit, wall mounted LED mirrored cabinet, radiator, chrome heated towel rail, marble effect PVC panelled walls, laminate flooring and double glazed opaque window to rear.

Outside: At the side of the house is a double driveway features a concrete print design and offering ample off road parking with EV charging point, surrounding fencing and gated side entry to the rear garden.

Rear Garden: A smart, well-kept garden enjoying a south-west facing aspect and offering a mix of patio, lawn and practical outdoor zones. Mature hedging, stone retaining wall and quality fencing create great privacy, while the paved terrace provides an ideal spot for seating and entertaining. With additional play and storage areas neatly tucked away, it's a versatile, easy-to-maintain space suited to modern family living.

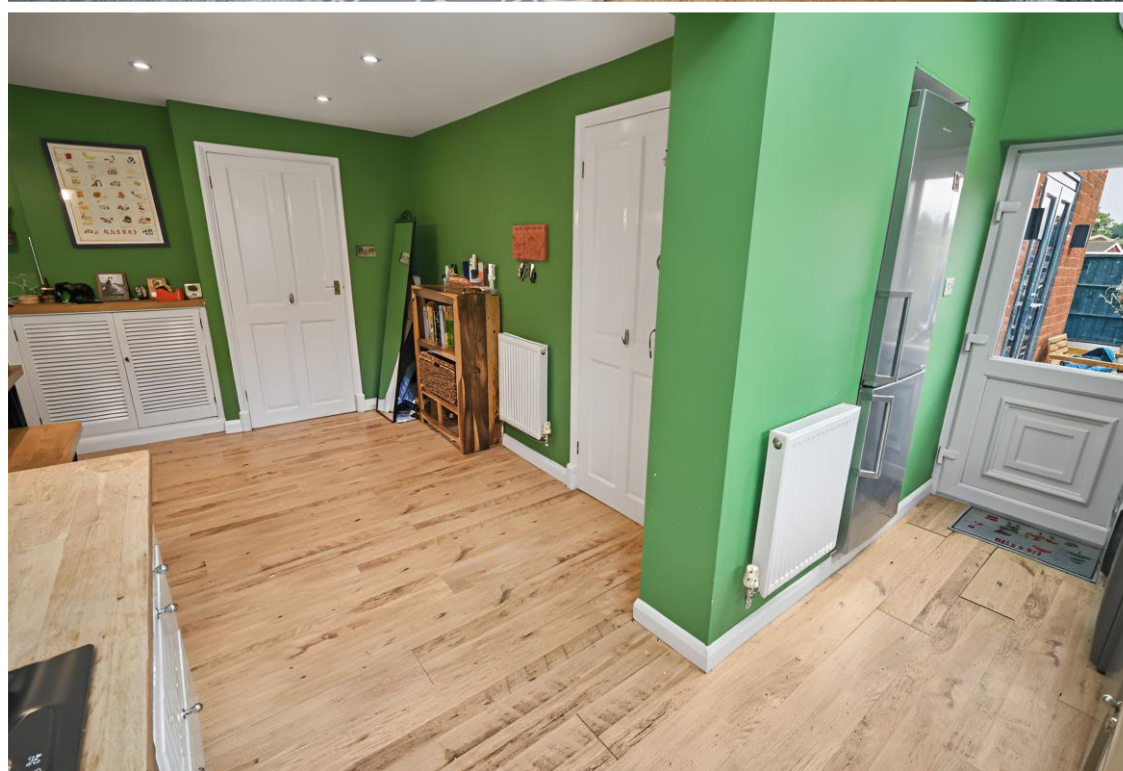
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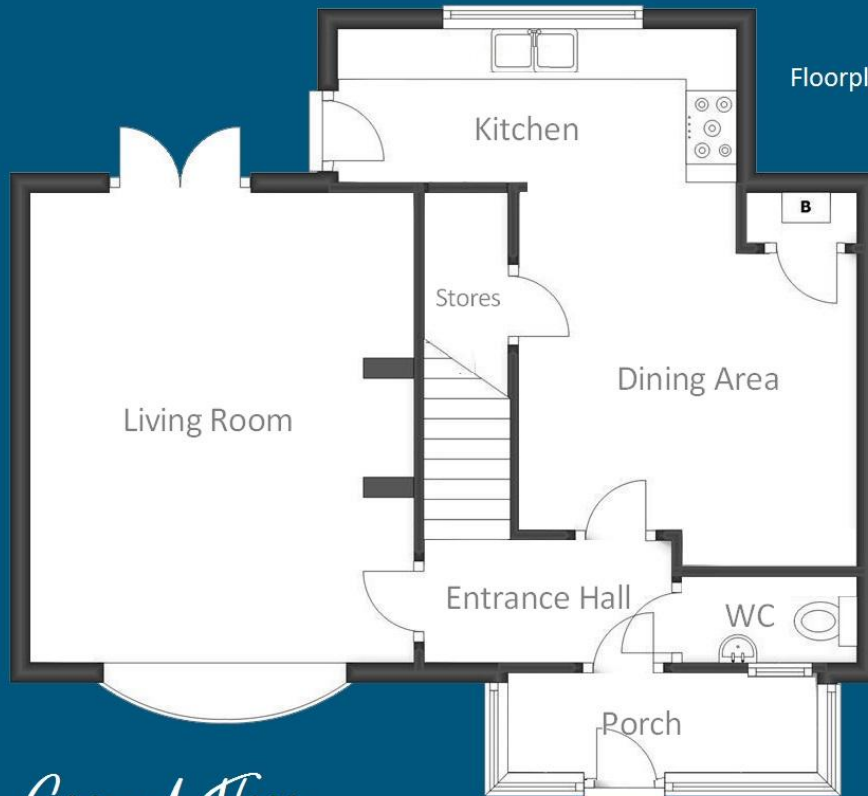




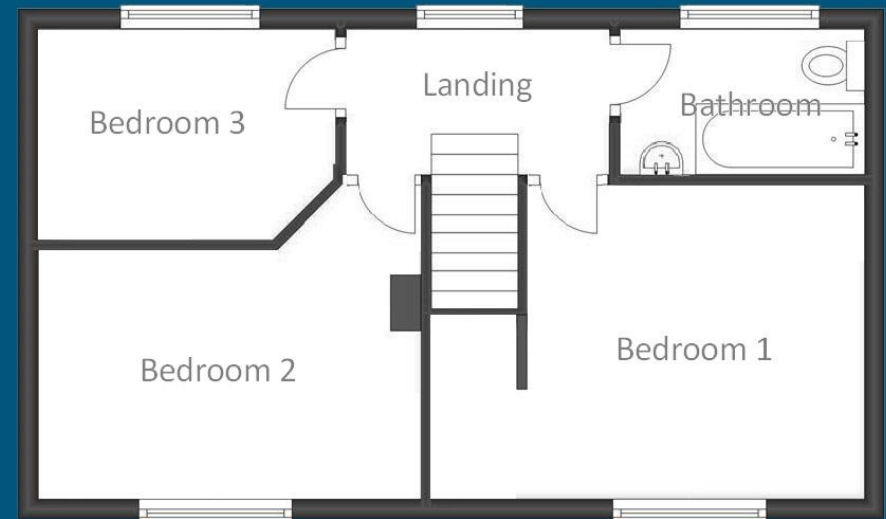
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**Total Floor Area: 935sq feet
(86.9sq metres) Approx.**

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



First Floor

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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