

63 Woodfield Heights, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Modern Three Bedroom Detached Home Occupying A Sought-After Cul-De-Sac Setting Off Henwood Road, Featuring A Magnificent Fully Stocked Rear Garden That Creates An Exceptional Backdrop For Family Living With Tremendous Scope to Reconfigure!

63 Woodfield Heights, Tettenhall, Wolverhampton, WV6 8PT

Asking Price: £320,000

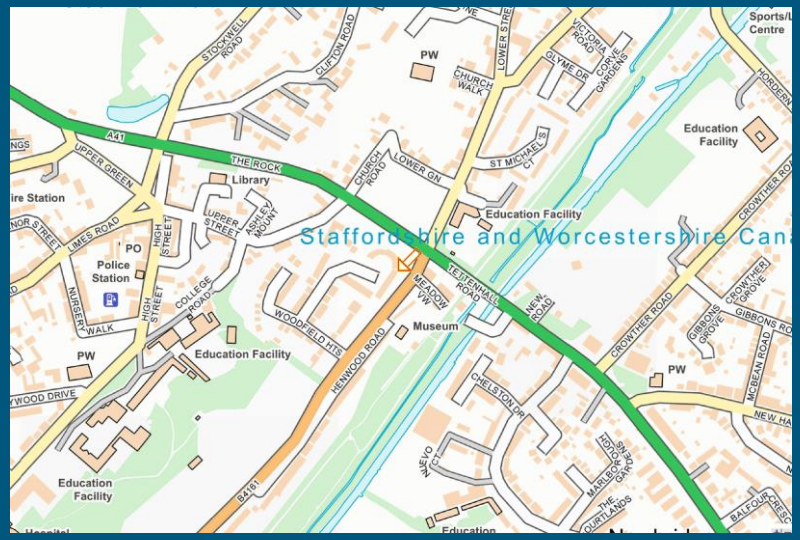
Tenure: Freehold
Council Tax: Band D – Wolverhampton
EPC Rating: 4036-4820-5609-0948-7222
Total Floor Area: 1,089.2sq feet (101.2sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have likely coverage outdoor.

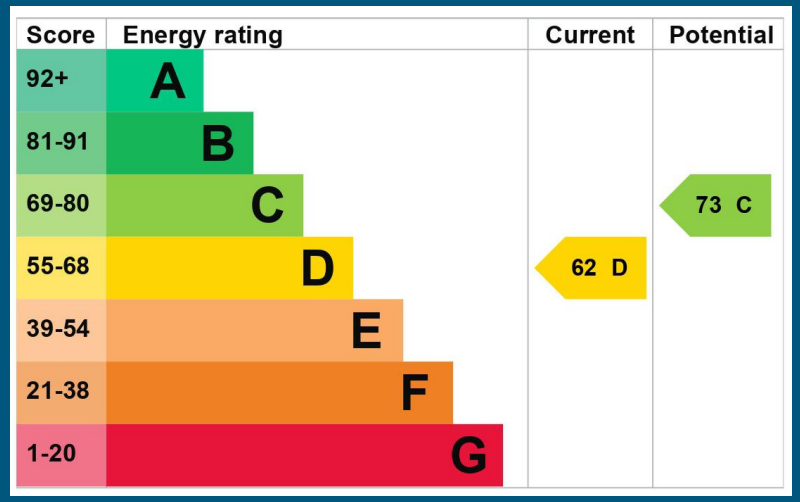
Tucked away within an exclusive cul-de-sac just off the highly regarded Henwood Road, and only a short stroll from the heart of Tettenhall Village, this individually designed detached residence presents a rare opportunity to acquire a home in one of the area's most desirable settings.

Enjoying a secluded position and offered with no upward chain, the property combines exceptional privacy with outstanding potential for modernisation, reconfiguration and extension, subject to the necessary planning consents.

Deceptive from its exterior, the property extends to approximately 1,089 sq ft and has been carefully maintained throughout its ownership. The well-proportioned accommodation has been thoughtfully designed to maximise space and currently comprises a welcoming entrance hall, a generous living room overlooking the front aspect, a separate dining room, and a traditional fitted kitchen. The existing layout offers exciting scope to create a contemporary open-plan living, dining and kitchen space, perfectly suited to modern family lifestyles. To the first floor are three bedrooms, including a spacious guest bedroom featuring a walk-in wardrobe with potential to be converted into an en-suite, together with a family bathroom. A driveway provides ample off-road parking and leads to the integral garage. Without doubt, one of the property's most outstanding features is the beautifully established rear garden. Unusually large for the area, this mature and extensively stocked outdoor sanctuary enjoys a high degree of privacy and provides a picturesque backdrop throughout the seasons. A superb setting for entertaining, family gatherings and summer garden parties, it represents a truly special extension of the living space.

The location is equally impressive. Within easy walking distance are the boutiques, cafés, restaurants and everyday amenities of Tettenhall Village, while nearby Smestow Valley Local Nature Reserve and the Staffordshire & Worcestershire Canal offer wonderful opportunities for walking, cycling and outdoor recreation. The property is also conveniently placed for an excellent selection of state and independent schools, tennis and cricket clubs, South Staffordshire Golf Club and the popular green spaces of Tettenhall Green. Wolverhampton City Centre lies less than 3.5 miles away, whilst the M54 provides swift access to Birmingham, Telford and the wider motorway network. A unique home offering exceptional potential, generous living accommodation and a magnificent mature garden in a highly sought-after Tettenhall location.





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Garage: 17ft (5.18m) x 8'10'' (2.70m) Side opening garage doors, power, lighting and glazed door to rear garden. **Entrance Hall:** Internal hard wood opaque glazed door with matching side window, built in cupboard housing warm air central heating unit and storage.

Living Room: 17'3'' (5.26m) x 12'3'' (3.73m)
Gas coal fireplace with tiled hearth and brick chimney, warm air duct, wall light points and double glazed picture window to front.

Kitchen: 8'1'' (2.47m) x 7'11'' (2.41m)
Fitted with a traditional cream suite comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with tiled splashbacks & Belfast sink, recess for gas cooker with extractor hood over, recess for under counter fridge, plumbing for dishwasher & washing machine, tiled effect flooring, and double glazed window to rear.

Dining Room: 14'4'' (4.36m) x 9'1'' (2.76m)
Warm air duct, stairs to first floor and double glazed French doors to rear garden.

First Floor Landing: Built in airing cupboard and double glazed opaque picture window to side.

Bedroom One: 11'3'' (3.43m) x 11ft (3.35m)
Built in furniture including double wardrobes, overhead stores & dressing table, warm air duct and double glazed window to rear.

Bedroom Two: 12'3'' (3.73m) x 9'1'' (2.76m)
Warm air duct, walk in wardrobe and double glazed window to front.

Bedroom Three: 9'4'' (2.84m) x 7'10'' (2.40m)
Warm air duct and double glazed window to front.

Bathroom: 7'8'' (2.35m) x 6'1'' (1.86m)
Fitted with a traditional white suite comprising panelled bath with hand held spray, pedestal wash hand basin, low level WC, part tiled walls, wall mounted gas fired central heating boiler, loft hatch, warm air duct and double glazed opaque window to rear.

Rear Garden: At the plot sits in a generous plot of approx. 799.8sq metres, the fully stocked mature rear garden offers a most pleasant setting whilst maintaining the maximum privacy and includes paced patio, over 100ft long shaped lawn, a number of flower beds & islands with a variety of shrubs, trees & rockeries, path, outdoor storage including shed & greenhouse, side fencing & hedging, access to front and raised sloping grassed area at rear with brick wall.

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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Henwood Road
Woodfield Heights

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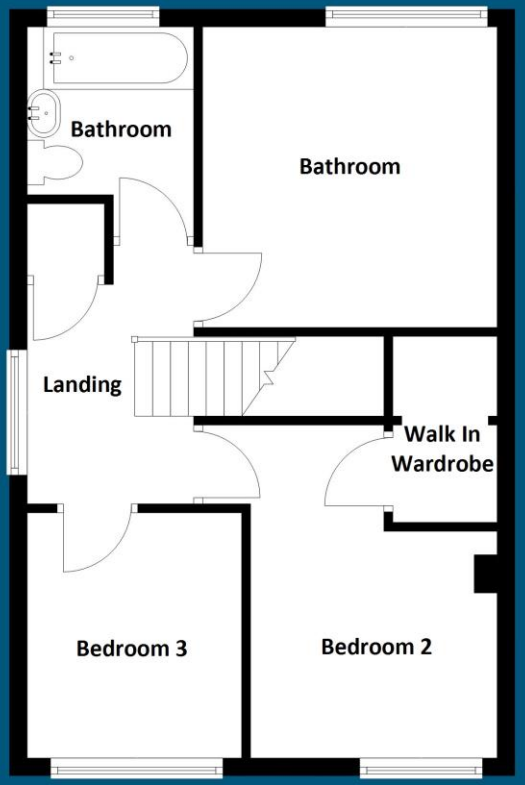
Total Floor Area: 1,089.2sq feet (101.2sq metres) Approx.

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. 620.1sq feet
(57.6sq metres)



First Floor

Approx.: 469.1sq feet
(43.6sq 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.
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