



20 Corfton Drive, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Most Impressive Four Bedroom Two Bathroom Detached Modern House. In One Of Tettenhall's Favourite Cul-De-Sac Addresses & Restyled To Create A Beautiful Interior With A Number Of Quality Features Throughout!

20 Corfton Drive, Tettenhall, Wolverhampton, WV6 8NR

Asking Price: £595,000

Tenure: Freehold

Council Tax: Band F – Wolverhampton

EPC Rating: C (69) No: 0360-2686-5670-2526-4031

Total Floor Area: 1,943.7sq feet (180.6sq 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 four main providers have good outdoor coverage.

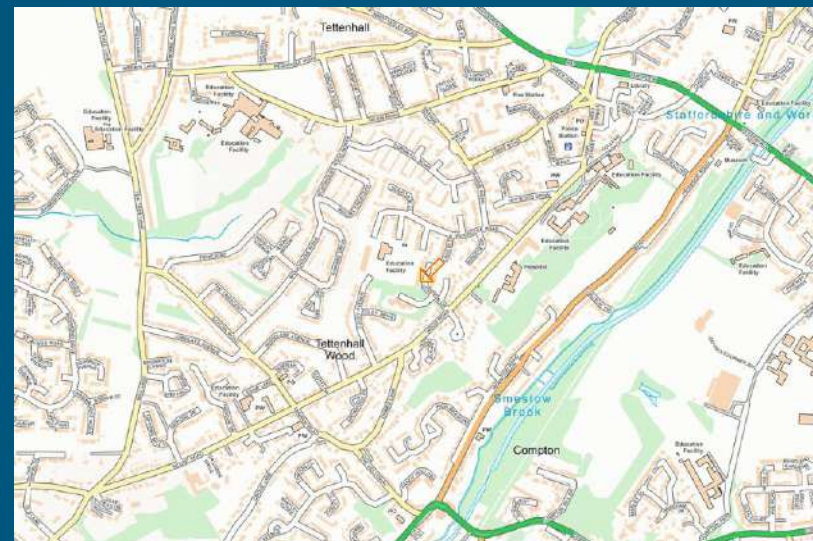
Set within one of Tettenhall's most coveted residential pockets, and tucked away in a peaceful cul-de-sac on this exclusive development just off Wood Road, No.20 Corfton Drive stands as a beautifully reimagined detached home of exceptional quality. Extensively restyled and thoughtfully extended by the current owners, the property now presents a truly impressive family residence where luxury finishes and generous proportions combine effortlessly.

Behind its understated exterior lies a home of remarkable scale and style. The interior has been refurbished to a superior specification, showcasing high-end fittings, luxury bathrooms, quality flooring, and fresh, vibrant décor throughout. At the heart of the home is the stunning bespoke open-plan kitchen and family/dining area, fitted with sleek white gloss cabinetry and state-of-the-art appliances, creating a contemporary space perfect for everyday living and entertaining.

Offering approximately 1,943.7 sq ft of versatile accommodation, the layout begins with a reception porch leading into a welcoming entrance hall with guest cloakroom, vaulted ceiling and an elegant L-shaped staircase. The standout feature is the magnificent 23ft wide reception room, a superb open living space incorporating lounge, raised dining area and sitting zone, flowing seamlessly through double doors into the sizeable conservatory. The adjoining dining kitchen provides internal access to both the double garage and a useful garden room. The first floor enjoys a light and airy galleried landing, leading to four well-proportioned bedrooms, including a master with ensuite, complemented by a beautifully appointed family bathroom. Externally, the home continues to impress: a double-width block-paved driveway with bespoke detailing offers ample parking, while the neatly landscaped west-facing rear garden provides excellent privacy and delightful views over the playing fields of Christ Church Junior School.

Perfectly positioned within walking distance of Tettenhall High Street, the property is ideally placed for boutique shops, popular coffee lounges, excellent schooling in both sectors, and a range of leisure amenities including Tennis, Cricket & Golf Clubs, Tettenhall Green and the village pool. Wolverhampton city centre lies under 3.5 miles away, with the M54 approximately 5 miles, making this an ideal base for commuting to Birmingham, Telford and beyond.

A superb example of its type — an exclusive opportunity to acquire a beautifully finished family home in one of Tettenhall's most desirable settings. Offered with No Upward Chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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 full height windows, PVC panelled ceiling and tiled flooring. **Entrance Hall:** Internal PVC double glazed opaque door, covered radiator, laminate flooring and L-Shaped staircase to first floor with built in cloaks cupboard below. **Guest Cloakroom:** Fitted with a recessed WC and vanity unit laminate worktop & glass wash hand basin, radiator, tiled flooring and internal double glazed opaque window to front.

Open Plan Living Room With Dining & Sitting Area: 23ft (7.02m max) x 10'8" (3.26m) x 20'7" (6.28m) x 8'8" (2.65m)

Marble fireplace with hearth, decorative surround & gas coal fire, three radiators, coved ceiling, laminate flooring, double glazed bow window to front, double glazed French doors to rear with matching windows and internal double glazed double doors lead to:

Conservatory: 14'1" (4.30m) x 10'1" (3.08m)

Fitted window blinds, ceiling light & fan, laminate flooring and double glazed French doors onto the decking.

Open Plan Dining Kitchen: Dining Area: 13'1" (3.98m) x 10'5" (3.18m) Kitchen: 9'1" (2.76m) x 8'4" (2.55m)

Fitted with a matching suite of modern white gloss units comprising a range of base cupboards, drawers & suspended wall cupboards with lighting under, quartz worktops, sunken stainless steel single drainer sink unit with mixer tap & incinerator, built in twin electric oven, 5-ring gas hob with stainless steel extractor hood over, AEG smart technology dishwasher & washing machine, recess for fridge freezer, radiator, recessed ceiling spotlights, laminate flooring, double glazed window to rear and internal double glazed patio doors to:

Garden Room: Tiled flooring and door to rear garden.

Double Garage: 18'4" (5.60m max) x 8'4" (2.55m) x 14'4" (4.38m) x 7'6" (2.28m)

Wall mounted gas fired Worcester central heating boiler, power, lighting, workshop area, skylight and twin 'Up & Over' garage doors.

First Floor Galleried Landing: Radiator, study area and double glazed window to front.

Bedroom One: 13'2" (4.01m) x 13'1" (3.98m)

Fitted with a range of built in furniture including wardrobes, suspended wall cupboards & drawers with display lighting, two radiators, coved ceiling and two double glazed windows to rear. **Ensuite Shower Room: 5'5" (1.66m) x 5'1" (1.56m)**

A modern white suite comprising corner shower enclosure with electric wall mounted shower, low level WC, vanity unit, tiled walls & flooring, mirrored wall cabinet, PVC panelled ceiling with extractor fan and double glaze opaque window to side.

Bedroom Two: 13'4" (4.06m) x 11'7" (3.54m)

Fitted with a range of built in furniture including wardrobes, drawers, overhead stores, dressing area & desk with display lighting, radiator, coved ceiling and double glazed window to rear.

Bedroom Three: 9'6" (2.90m) x 8'8" (2.63m)

Radiator and double glazed window to front.

Bedroom Four: 10'6" (3.21m) x 6'7" (2.00m)

Radiator and double glazed window to front.

Bathroom: 10'5" (3.17m) x 6'6" (1.99m)

Fitted with a white suite comprising panelled bath with handheld spray, corner shower enclosure with chrome overhead rainfall shower & handheld spray, vanity unit with recessed WC & storage, radiator, tiled walls & flooring, panelled ceiling with extractor fan, loft hatch and double glazed opaque window to side.

Rear Garden: Enjoying a west-facing aspect and views over the playing grounds of Christ Church School, the neatly landscaped garden providing the most pleasant setting with paved patio area, decking off the conservatory & dining area, shaped centre lawn with flowering borders, a variety of shrubs and trees, gravelled side patio with garden storage, flowering borders, trees, exterior water & lighting, surrounding fencing and 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.

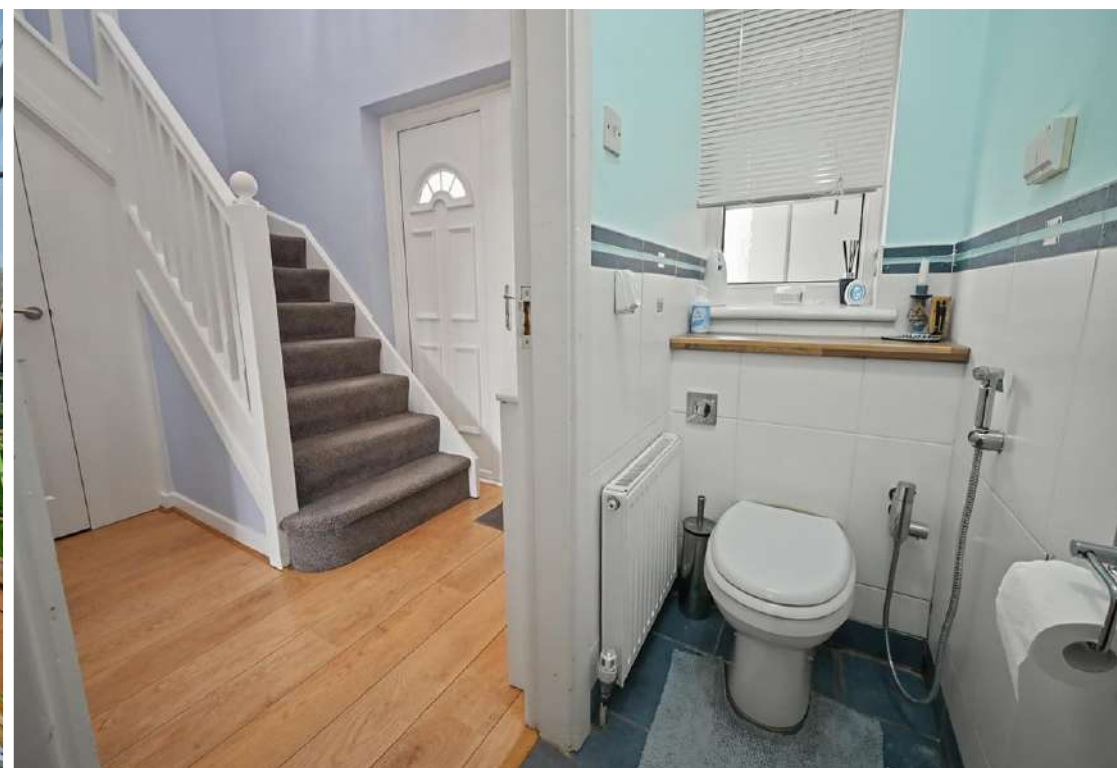




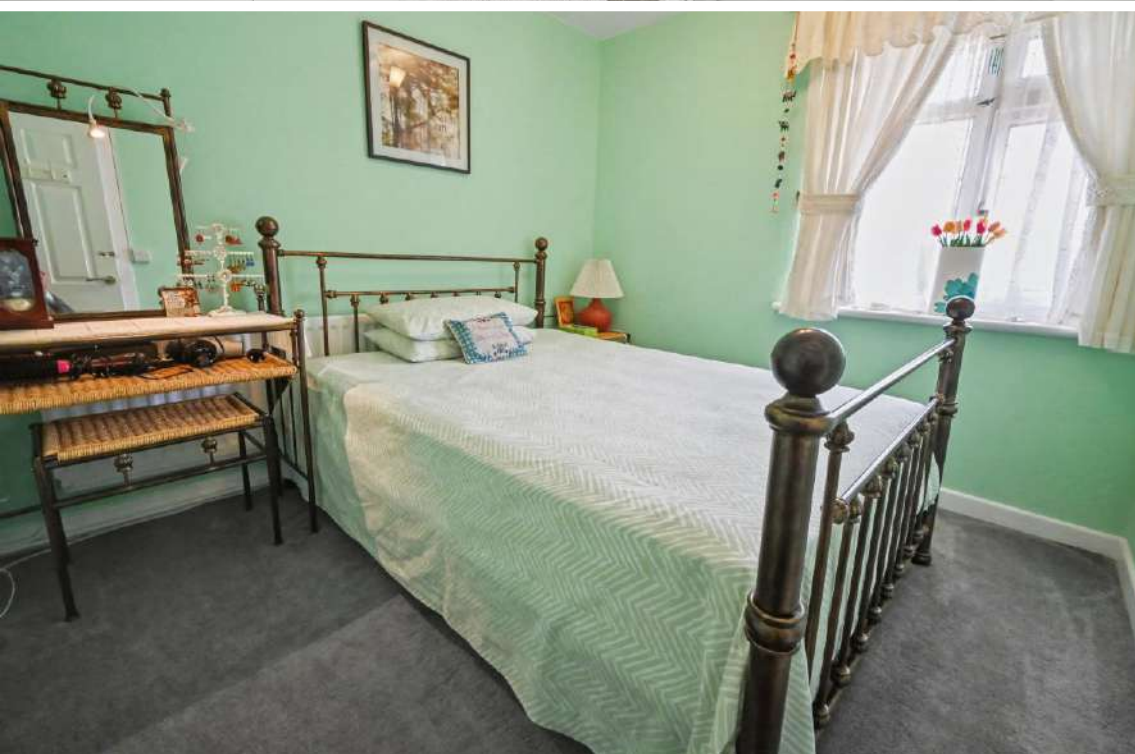


















Ground Floor

Approx. 1,231.7sq feet (114.4sq metres)

20 Cornton Drive, Tettenhall

**Total Floor Area: 1,943.7sq feet
(180.6sq 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



First Floor

Approx. 711.9sq feet (66.1sq 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 PARTICULARS ARE ISSUED.

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