



6 Deepmere Cottages, Wrotesley Road West

THOMAS HARVEY
ESTATE AGENTS

*A Fully Refurbished Four Bedroom Two Bathroom Semi Detached Family House,
Delivering A Stunning Interior With An Equally Impressive Setting With 360 Views Over
Surrounding Countryside!*

6 Deepmere Cottages, Wrottesley Road West, Tettenhall, Wolverhampton, WV6 7LE

Asking Price: £525,000

Tenure: Freehold

Council Tax: Band D – South Staffordshire

EPC Rating: E (53) No: 0360-2021-0030-2525-4711

Total Floor Area: 1340.4sq feet (124.5sq metres) Approx.

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

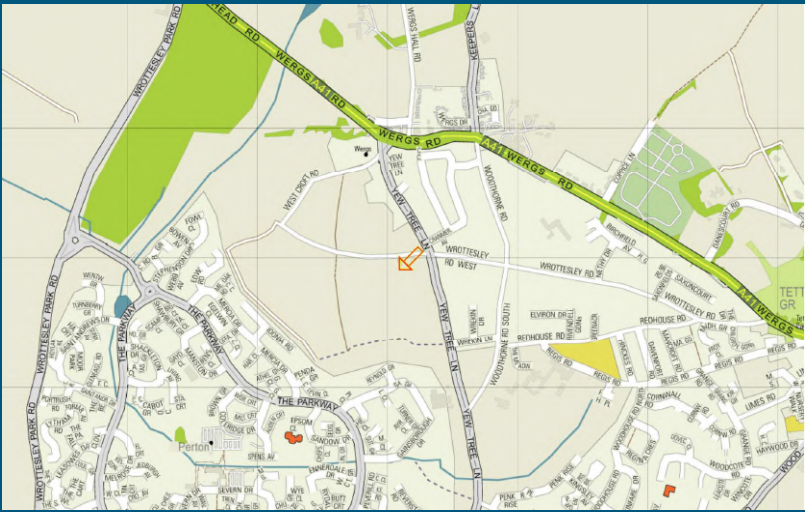
Broadband – Ofcom checker shows Standard & Ultrafast are available

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

Situated in an exceptional location on the border of Wolverhampton & South Staffordshire with a rural outlook having adjacent surrounding countryside & fields, yet less than 150yards from Yew Tree Lane, one of Tettenhall’s favourite address’s, 6 Deepmere Cottages is a traditional semi-detached house having been extensively refurbished by the current owners to create a wonderful family home! Retaining the charm of a period property yet now delivering a smart & contemporary interior, the property has been restyled in all aspects with no expense spared in creating a number of first class features throughout. Perfect for a buyers requiring a home, simply ready to just move into, the accommodation includes fresh & neutral décor throughout, new air source pump heating system & rewired in 2021, quality carpets & flooring, a new roof, refitted luxury family bathrooms and a magnificent breakfast kitchen with a new dark blue suite and a large range of state of art built in appliances.

Occupying a quiet & select position on a private road at the semi-rural end of Wrottesley Road West, the accommodation with a total floor area of approx. 1340.4sq feet includes reception hall with guest cloakroom, 18ft through breakfast kitchen, front sitting / dining room and charming living room with wood burning stove. The reception rooms have the use of interconnecting doors creating a versatile layout, ideal for entertaining large families & guests. The ground floor also includes a well appointed utility at rear with boiler cupboard and access to the rear garden. From the entrance hall, stairs lead to the first floor landing with four bedrooms, guest ensuite shower room and attractive family bathroom. Not to contradict with the interior, the rear garden certainly compliments the property, not only does the 160ft garden enjoy a south-west facing aspect, most fitting for hosting summer garden parties etc, there are panoramic views over the surrounding countryside to add to the tranquil setting of the special property! At the front of the house is a driveway providing ample off road parking with provision for the construction of a garage at side (Subject to Planning Permission).

Although occupying a secluded and countryside location, Deepmere Cottages is also extremely convenient for easy access to Tettenhall Village, Tettenhall Wood & Perton Centre with the amenities therein. The area is served well having excellent local schools in both sectors, walking distance to coffee shops & favoured Public houses and Bilbrook train station is located just 1.5 miles approx. away. Undoubtedly one of the most exciting homes currently listed on the market in the area, internal inspection is highly recommended to appreciate the thought and planning gone into creating such a wonderful example of a quality family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS



Reception Hall: Composite double glazed door with matching windows, radiator, LVT flooring and stairs to first floor. **Guest Cloakroom:** Fitted with a modern white suite comprising recessed WC, sink unit, chrome heated towel rail, recessed ceiling spot lights, LVT flooring and double glazed opaque window to rear.

Breakfast Kitchen: 17'5" (5.30m) x 9'7" (2.93m)

Refitted with a shaker style suite of matching dark blue units comprising a range of base cupboards, drawers, suspended wall cupboards & breakfast bar/ island, quartz worktops with Belfast sink having instant hot water brushed brass mixer tap, built in appliances include twin Neff 'hide & slide' double electric oven with 12 cooking functions & warming drawers below, matching single compact Neff oven with microwave function, coffee machine, 4-ring induction hob with extractor screen over, wine fridge / cooler, dishwasher, large fridge & separate freezer, radiator, recessed ceiling spot lights, LVT flooring, double glazed window to front & matching stable door to rear garden.

Sitting Room: 11'11" (3.64m) x 11'1" (3.39m)

Radiator, coved ceiling and double glazed windows to front.

Living Room: 16'5" (5.00m max) x 15'9" (4.81m max)

Open fireplace with tiled hearth, oak beam & wood burning stove, radiator, coved ceiling, built in storage cupboard and double glazed bay picture window to rear.

Utility: 7'3" (2.21m) x 6'2" (1.89m)

Fitted with a matching suite of matt cream units comprising a range of base cupboards & suspended wall cupboards, laminate worktops with stainless steel single drainer sink unit, built in freezer, plumbing & recess for both washing machine & tumble dryer, chrome heated towel rail, recessed ceiling spot lights, LVT flooring, PVC double glazed door to rear and Walk In Boiler Cupboard with heating system/ cylinders.

First Floor Landing: Radiator.

Bedroom One: 12'2" (3.70m) x 11'1" (3.39m)

Radiator, built in cupboard / wardrobe and double glazed window to front.

Bedroom Two: 10'6" (3.21m) x 9'8" (2.95m)

Radiator and double glazed window to rear. **Ensuite: 7'8" (2.34m) x 2'11" (0.90m)**

Fitted with a luxury white suite comprising shower with chrome overhead rainfall shower & separate handheld spray, recessed WC, vanity unit with wall mounted LED mirror above, wall mounted electric heater, tiled walls, recessed ceiling spot lights and LVT flooring.

Bedroom Three: 13'4" (4.06m) x 6'6" (1.97m)

Two radiators and double glazed windows to front.

Bedroom Four: 12'1" (3.69m) x 7'7" (2.30m)

Radiator and double glazed window to rear.

Bathroom: 7'11" (2.41m) x 7'5" (2.27m)

Refitted with a luxury contemporary suite comprising rill top style bath, corner shower enclosure with chrome overhead rainfall shower & separate handheld spray, recessed WC, twin vanity unit with wall mounted LED Bluetooth mirror over, large brushed brass heated towel rail, marble effect tiled walls, recessed ceiling spot lights, LVT flooring and double glazed opaque window to rear.

Rear Garden: Situated in a large plot of approx. 160ft long and enjoying a south-west facing aspect, the mature rear garden is landscaped to offer an excellent useable outdoor space whilst creating a beautiful outlook to compliment the stunning backdrop. The garden includes a large paved terrace with sandstone style slabs, shaped vast lawns, two timber sheds with further terraced area, flowering island & borders, a variety of plants & trees and surrounding fencing & hedging with gated side access.





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.















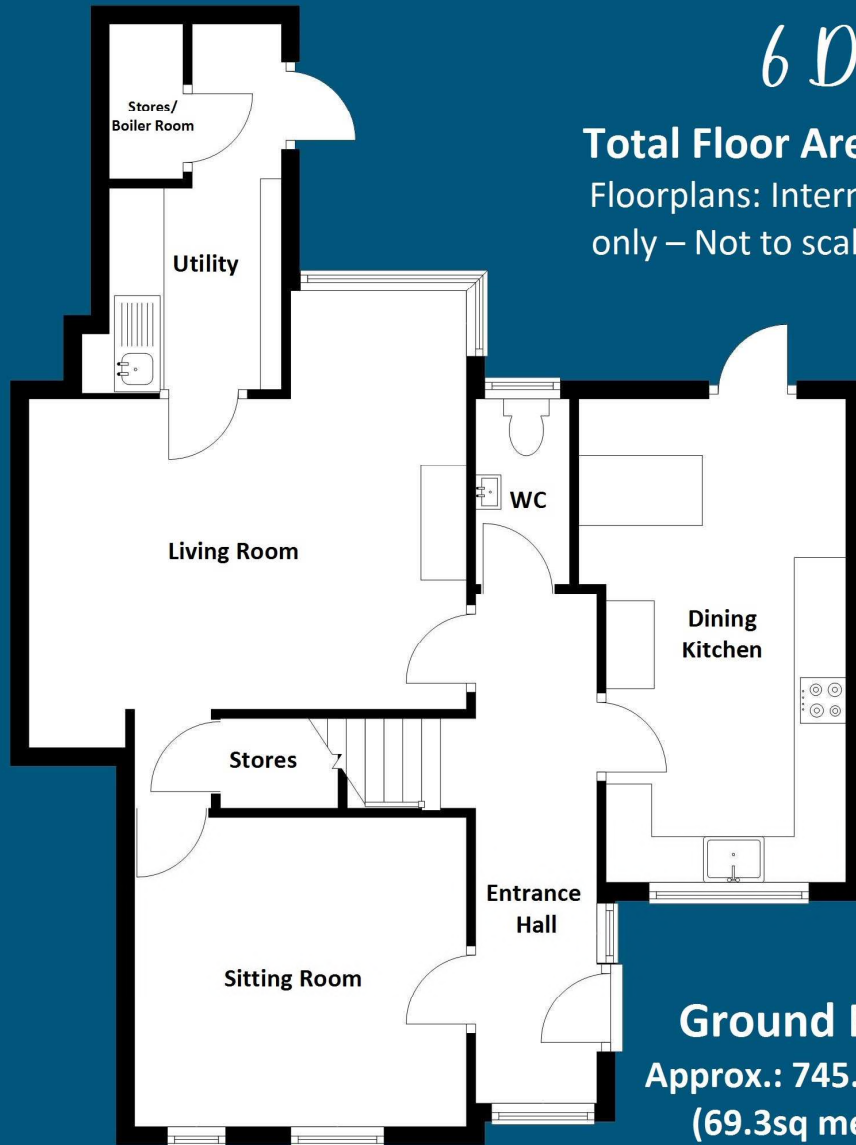




6 Deepmere Cottages, Tettenhall

Total Floor Area: 1340.4sq feet (124.5sq 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.: 745.6sq feet
(69.3sq metres)



First Floor
Approx.: 594.8sq feet
(55.3sq 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.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
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.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.