36 The Crescent, Tettenhall Wood

THOMAS HARVEY
ESTATE AGENTS

A beautifully renovated and extended Tettenhall home offering stylish open-plan living, a luxury bathroom, landscaped south-facing garden and a versatile insulated garden cabin — all moments from village amenities, parks and excellent schools!

36 The Crescent, Tettenhall Wood, Wolverhampton, WV6 8LA

Asking Price: £275,000

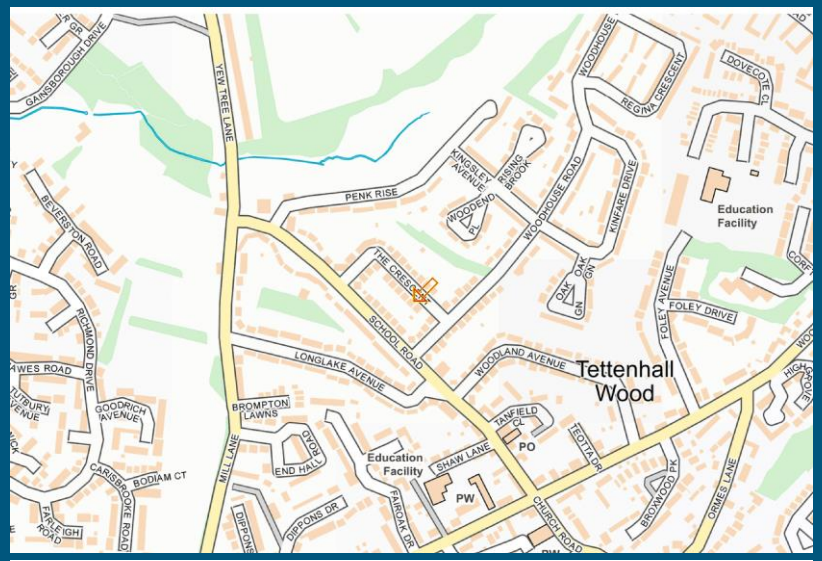
Tenure: Freehold
Council Tax: Band B - Wolverhampton
EPC Rating: D (65) No: 0350-2847-3610-2726-4651
Total Floor Area: 991.0sq feet (92.1sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard & Ultrafast are available
Mobile: Ofcom checker shows one of four main providers has likely coverage indoor and all four have likely outdoor coverage.

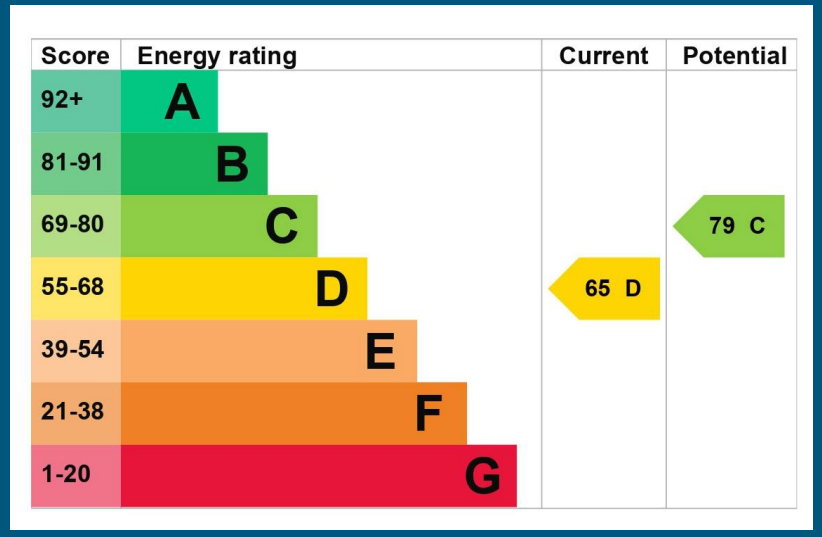
Positioned in one of Tettenhall's most coveted residential settings, and just a short stroll from the amenities of both Tettenhall Village and Tettenhall Wood, No.36 The Crescent has been transformed through an extensive, high-specification renovation into a truly exceptional modern family home.

Every detail has been carefully considered, resulting in a stylish, versatile and deceptively spacious property that stands as one of the finest examples of its type**.** Behind its modest façade lies a beautifully reimagined interior, thoughtfully extended and finished with premium materials throughout. Fresh, contemporary décor, quality carpets and flooring, a modern family bathroom, and a superb open-plan dining kitchen create an effortlessly elegant living environment. The addition of a fully insulated garden cabin further enhances the home's versatility, offering the perfect space for a home office, gym, studio or entertainment room.

The well-planned layout begins with an inviting entrance hall and staircase to the first floor. A charming front living room with feature fireplace opens through an archway into the impressive full-width dining room and kitchen — a wonderful open-plan space ideal for entertaining, family gatherings or everyday living. A bright conservatory sits adjacent, providing an additional relaxation area overlooking the garden. Upstairs, the first floor offers three well-proportioned bedrooms and a smart bathroom with a white suite. There is also the very useful benefit of a loft room, accessed via a fitted pull down ladder and could be used for a multitude of purposes i.e. study area, hobbies room. Externally, the property benefits from off-road parking to the front, while the rear garden is a standout feature: south-facing, landscaped and designed for maximum enjoyment, it provides excellent outdoor space for summer dining, children's play or hosting garden parties. The detached, insulated garden cabin adds a rare and valuable dimension to the home.

The Crescent enjoys outstanding convenience, with Tettenhall High Street, boutique shops, coffee lounges, Penk Rise fields, parks, sports clubs and excellent schooling all within easy reach. Wolverhampton city centre is under 3.5 miles away, and the M54 is a short drive, making this an ideal base for commuting to Birmingham, Telford and surrounding areas. A superb, turn-key example of its type — gas centrally heated, double glazed and offering exceptional quality throughout. Viewing is essential to appreciate the scale, finish and thoughtful design of this remarkable home.





THOMAS HARVEY
ESTATE AGENTS

T: 01902 **758111**

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

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

rightmove.co.uk The UK's number one property website
naea | propertymark PROTECTED
arla | propertymark PROTECTED
OnTheMarket.com
The Property Ombudsman LETTINGS
TDS Tenancy Deposit Scheme

Entrance Hall: Composite double glazed opaque front door, radiator, coved ceiling, built in meter cupboard and L-Shaped staircase to first floor with open recess below.

Living Room: 14’5” (4.39m) x 10’6” (3.19m)
Stainless steel fireplace with granite hearth & gas fire basket, radiator, wall light points, period style coved ceiling, laminate flooring, double glazed window to front and open archway to dining kitchen.

Full Width Open Plan Dining Room: 9’1” (2.76m) x 10’6” (3.21m And Kitchen: 11’3” (3.43m) x 5’6” (1.68m)
Fitted with a contemporary grey suite of matching units comprising a range of base cupboards, drawers & suspended wall cupboards, hardwood effect laminate worktops, black composite 1½ drainer sink unit with chrome mixer tap, built in oven & 4-ring gas hob with black extractor hood over, recess for fridge freezer, plumbing for washing machine, radiator, coved ceiling, recessed ceiling spotlights, tiled effect LVT flooring in the kitchen & laminate flooring in the dining room, double glazed PVC door to rear garden and internal double glazed sliding door into the conservatory.

Conservatory: 10’6’’ (3.25m) x 8’10’’ (2.74m)
Double glazed double doors to rear garden.

First Floor Landing: Built in airing cupboard housing wall mounted gas fired Worcester central heating boiler, double glazed opaque window to side and loft hatch with pull down ladder to attic space.

Bedroom One: 11’2” (3.40m) x 10’ (3.04m)
Radiator, coved ceiling and double glazed window to front.

Bedroom Two: 12’6” (3.80m) x 9’1” (2.78m)
Radiator, coved ceiling, laminate flooring and double glazed window to rear.

Bedroom Three: 9’ (2.74m) x 7’ (2.14m)
Radiator, coved ceiling and double glazed window to rear.

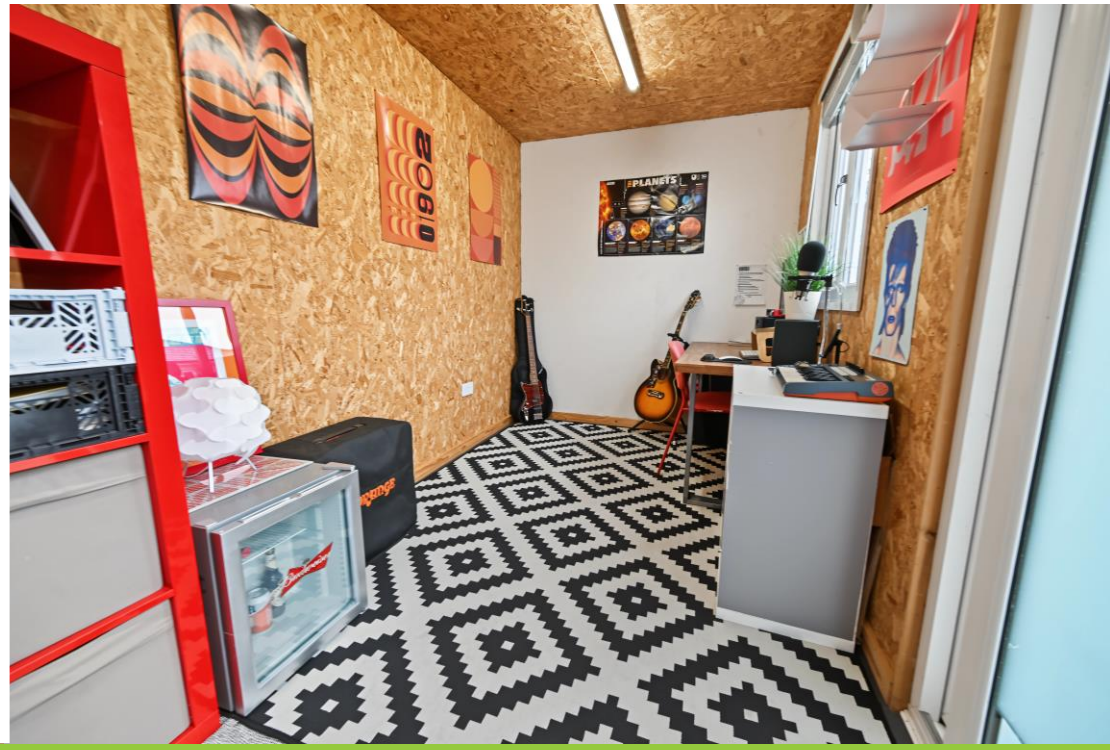
Bathroom: 7’4” (2.23m) x 5’10” (1.78m)
Refitted with a modern white suite comprising P-Shaped panelled bath with chrome overhead rainfall shower, hand held spray & side screen, low level WC, vanity unit, black heated towel rail / radiator, tiled walls & flooring, extractor fan and double glazed opaque window to front.

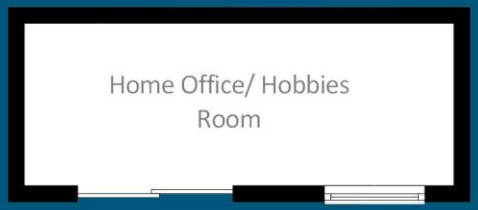
Rear Garden: Neatly landscaped including paved patio, shaped centre lawn with flowering borders & rockeries, gated side entry, exterior power, water and lighting. A central path leads to the **Outbuilding / Home Office: 6’7” (2.00m) x 17’4” (5.29m)** Power, lighting and double glazed window and matching patio door.

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.

BEATLES

BEATLES





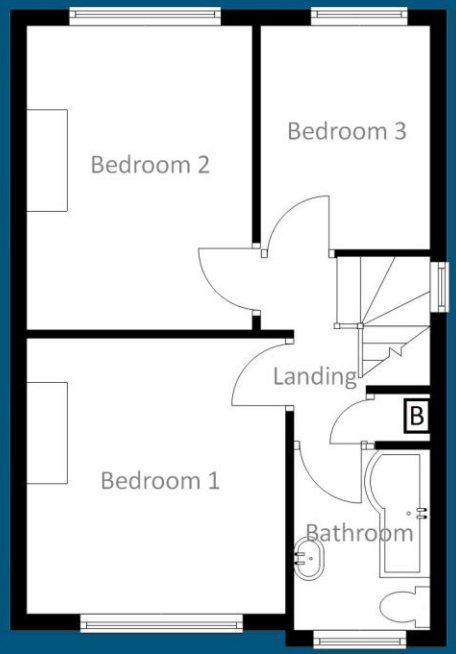
36 The Crescent, Tettenhall Wood

Total Floor Area: 991.0sq feet (92.1sq 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

Ground Floor

Approx. 600.2sq feet (55.8sq metres)



First Floor

Approx. 390.9sq feet (36.3sq metres)

THOMAS HARVEY
ESTATE AGENTS

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 PARTICLUARS 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.