



16 Ravensholme, Wightwick

*An Individually Designed & Broadly Restyled Three Bedroom Detached Modern Bungalow In An Exclusive Private Position. In One Of Wolverhampton's Most Desired Addresses. Viewing Is A Must To Appreciate The First Class Interior!*

**'The Bungalow' 16 Ravensholme, Wightwick, Wolverhampton, WV6 8DX**

**Asking Price: £595,000**

**Tenure: Freehold**

**Council Tax: Band F – Wolverhampton**

**EPC Rating: E (52) No: 0330-2248-3210-2822-7011**

**Total Floor Area: 1,442.0sq feet (134.0sq metres) Approx.**

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

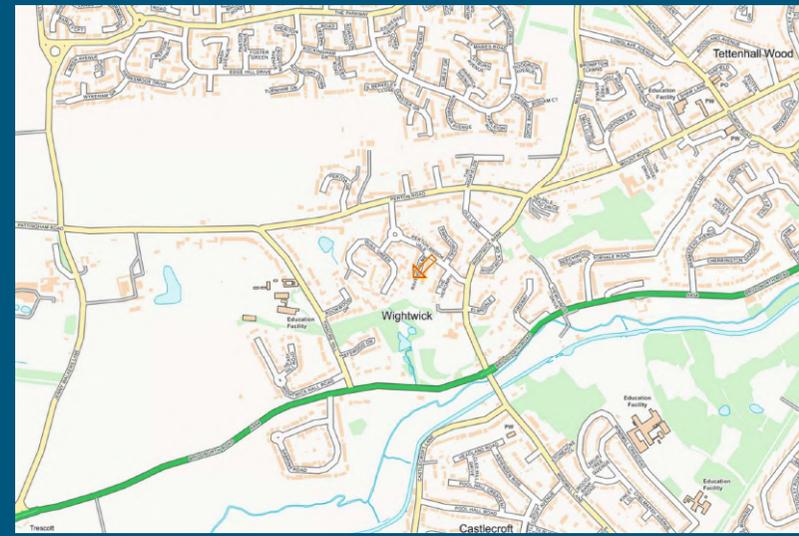
**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

**Mobile: Ofcom checker shows one of four main providers have variable coverage indoor and all four have good coverage outdoor.**

Occupying an exclusive & private position in this select cul de sac just off Perton Brook Vale and therefore situated in one of the most premium areas of Wolverhampton, adjacent to the grounds of Wightwick Manor, this individually designed detached bungalow has been recently refurbished to create one of the finest examples of its type currently listed on the market, with internal inspection an absolute must!

At approx. 1,442sq feet, the stunning & generous interior has been designed to utilise the maximum space and is perfect for purchasers requiring a quality home, ready to just move into. Viewing will reveal many appealing features including fresh & stylish décor throughout (and down to the finest detail), quality carpets & flooring, refitted internal & external doors, double glazed conservatory, a refitted roof and a fantastic new breakfast kitchen with a range of built in appliances. The accommodation is ideal for purchasers requiring the space from a traditional house, yet all on one level which includes entrance hall with guest cloakroom, large 19ft living room, separate dining room and a 22ft double glazed conservatory which could be used for a multitude of purposes. This rear space has been thoughtfully designed to offer a versatile layout in the sense the accommodation can be used as separate living spaces or opened up to offer a large exposed space, perfect for entertaining large families & guest. The new kitchen has been refitted with a smart suite of light coloured shaker style units with a matching utility adjacent. From the entrance hall is an inner lobby to three double bedrooms and the bathroom has been fitted with a luxury shower suite. In the inner hall, a loft hatch with pull down ladder leads to the large attic space which could of course be converted to create additional accommodation if required (Subject to Planning Permission). From the end of the cul de sac, the bungalow is approached via automatic wrought iron gates to a large paved driveway providing parking for a dozen cars and has the use of a detached double garage, also with remote controlled doors. The south facing rear garden is without doubt a most impressive feature of the property having been extensively landscaped to create an interesting outdoor space with patios, bespoke arched timber pergola, a variety of rare plants and decked balcony.

Although situated in a secluded position, Ravensholme is also within easy reach of the majority of amenities having Tettenhall Village, Tettenhall Wood and Compton all within easy reach. The area is served well for primary & secondary schools, regular bus routes and convenient distance to the Bridgnorth Road A454 and therefore commuting to principal towns. Offered with 'no upward chain' and with early interest highly recommended, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D		
39-54	E	52   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**



**Entrance Hall:** Composite double glazed leaded opaque door with matching side window, radiator, coved ceiling and built in cloaks cupboard. **Guest Cloakroom:** Fitted with a bespoke corner vanity unit & recessed WC with glass worktop, chrome heated towel rail, recessed ceiling spot lights, tiled walls & flooring, built in floor to ceiling cloaks cupboard and double glazed window to side.

**Living Room: 18'10" (5.75m) x 15'11" (4.85m)**

Feature marble fireplace with gas coal fire & decorative wood surround, two radiators, coved ceiling, wall light points, double glazed leaded window to front, double glazed internal French doors to conservatory and internal hardwood glazed double doors lead to:

**Dining Room: 1'2" (3.40m) x 9'0" (2.75m)**

Two radiator, coved ceiling and double glazed internal French doors leading to:

**Conservatory: 21'4" (6.50m) x 13'5" (4.10m max)**

Radiator, LVT flooring and double glazed doors to rear garden.

**Breakfast Kitchen: 11'2" (3.40m) x 10'6" (3.20m)**

Fitted with a new matching suite of light coloured shaker style units comprising a range of base cupboards, drawers & suspended wall cupboards, wood effect laminate worktops, ceramic 1.5 drainer sink unit with chrome mixer tap, built in double electric oven, 4-ring gas hob with extractor hood over, radiator, recessed ceiling spot lights, LVT flooring and double glazed leaded window to side.

**Utility: 7'10" (3.40m) x 10'6" (3.20m)**

Refitted to match the kitchen suite and includes built in base cupboard & suspended wall cupboard, wood effect laminate worktops, ceramic single drainer sink unit with chrome mixer tap, plumbing for washing machine, recess for fridge freezer, wall mounted gas fired central heating boiler, recessed ceiling spotlights, LVT flooring and double glazed leaded window to side with matching composite double glazed door.

**Inner Hall:** Wall light points, coved ceiling and loft hatch with pull down ladder.

**Shower Room: 8'10" (2.70m) x 7'10" (2.40m)**

Fitted with a modern contemporary suite comprising double walk in shower cubicle, vanity unit with lighting & mirror over, recessed WC with storage & matching worktops, recessed ceiling spotlights, chrome heated towel rail, tiled walls, extractor fan, LVT flooring and double glazed leaded window to side.

**Bedroom One: 13'11 (4.25m) x 12'6" (3.80m)**

Radiator and double glazed leaded bow window to front.

**Bedroom Two: 13'11" (4.25m) x 9'6" (2.90m)**

Radiator, recessed ceiling spot lights and double glazed leaded window to front.

**Bedroom Three: 10'10" (3.30m) x 8'0" (2.45m)**

Radiator and double glazed leaded window to side.

**South Facing Rear Garden:** Extensively landscaped gardens create a most scenic setting and provides a most useful outdoor space comprising large paved terrace, gravelled & slate chipping areas, feature timber arched pergola, a variety of shrubs & trees, raised flower beds, surrounding fencing and hedging. **Detached Double Width Garage: 16'5" (5.76m) x 16'5" (5.77m)** Automatic remote control garage door, power, lighting, shelving, and double glazed window to side.

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.



















*'The Bungalow' 16 Ravensholme,  
Wightwick*

**Total Floor Area: 1,442.0sq feet  
(134.0sq 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



**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.