

34 Woodthorne Road, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Rare Opportunity To Own One Of Tettenhall's Finest Homes – A Beautifully Extended Six Bedroom Five Bathroom Detached House On Elite Woodthorne Road, Blending Striking Contemporary Design With Exceptional Family Space, Seamless Indoor–Outdoor Living And A Breathtaking 170ft Private Garden!

34 Woodthorne Road, Tettenhall, Wolverhampton, WV6 8TT
Asking Price: £999,950

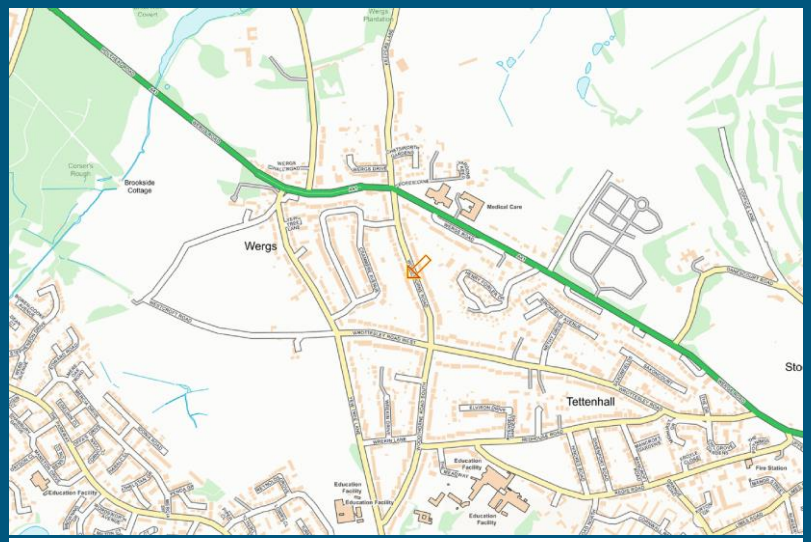
Tenure: Freehold
Council Tax: Band G – Wolverhampton
EPC Rating: D (66) No: 8400-3931-0222-7625-3363
Total Floor Area: 3,034.5sq feet (281.9sq feet) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good outdoor coverage.

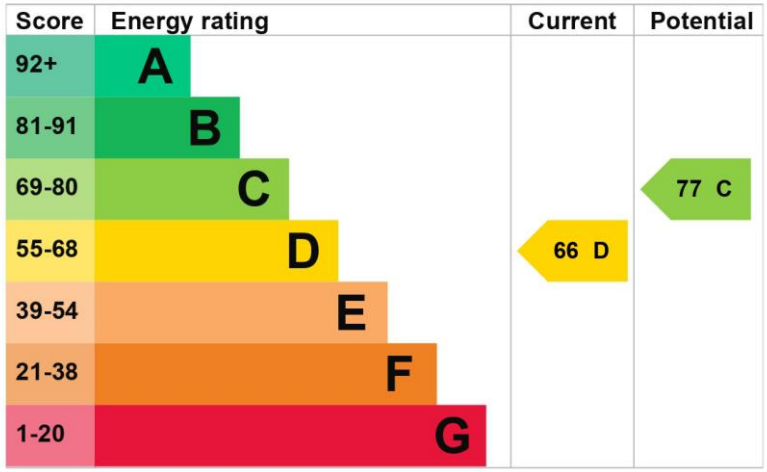
Set along one of Tettenhall's most prestigious and fiercely sought-after addresses, this outstanding detached residence commands a prime, set-back position on exclusive Woodthorne Road. Offering an impressive 3,034sq feet approx. of refined living space, the home has been masterfully extended and restyled to deliver luxury, scale and versatility in equal measure.

Behind its understated façade lies a superb family home of remarkable quality. Every room reflects thoughtful design and premium craftsmanship — from luxury bathroom suites and oak-veneered doors to contemporary décor, high-grade flooring and sleek double glazing. The showpiece of the home is the breathtaking open-plan dining kitchen with family area, where full-width bi-fold doors dissolve the boundary between inside and out, creating an exceptional space for modern living and entertaining.

The entrance hall immediately sets the tone, with wood-strip flooring and an elegant L-shaped staircase. A stylish cloakroom completes the welcome. Two superb reception rooms offer outstanding flexibility: a formal dining room with granite fireplace, plantation-shuttered bay window and warm timber flooring, and a substantial rear living room featuring a granite hearth, wood-burning stove, beamed ceiling and French doors to the garden. At the heart of the home, the stunning open-plan kitchen is fitted with contemporary white gloss cabinetry, quartz worktops, central island and integrated appliances. The adjoining vaulted family room, with its dramatic bi-fold doors, creates a standout indoor–outdoor entertaining zone. A separate inner hall leads to a versatile ground-floor bedroom/sitting room with vaulted ceiling and modern ensuite wet room — ideal for multi-generational living or guests. A superb utility/second kitchen with skylights and internal access to the large garage completes the ground floor. Upstairs, five beautifully proportioned bedrooms offer comfort and style. The luxurious principal suite features full-height bespoke wardrobes with concealed access to a premium ensuite. Two further bedrooms enjoy their own stylish ensuite facilities, while the remaining bedrooms are served by a magnificent family bathroom with double-ended bath, walk-in rainfall shower, porcelain tiling and underfloor heating. Outside, a large tarmac driveway provides ample parking, EV charging and access to the double garage with remote-controlled door. The rear garden is a true highlight — stretching approx. 170ft and offering a rare blend of manicured landscaping, mature greenery and exceptional outdoor space. A wide stone terrace spans the rear elevation, flowing effortlessly to the sweeping lawn beyond. Sculpted borders, established planting and woodland edge create a tranquil, private setting. A charming brick outbuilding and enclosed kitchen garden add character and versatility.

Perfectly positioned for Tettenhall's boutique shops, restaurants, tennis and cricket clubs, excellent schooling and Bilbrook Train Station (1.4 miles), this is an exceptional home offering premium living in one of the area's most coveted locations. A beautifully extended, elegantly appointed residence — delivering luxury, space and contemporary refinement at every turn.





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Entrance Hall: Composite double glazed opaque front door, radiator, wood stripped flooring, double glazed leaded opaque window to front and L-Shaped staircase to first floor with built in cloaks cupboard below and bespoke pull-out storage units. **Guest Cloakroom:** Fitted with a white suite comprising low level WC, slim line vanity unit, radiator, part tiled walls, recessed ceiling spotlights, vinyl flooring and double glazed leaded opaque windows to front.

Dining Room: 14'4'' (4.36m) x 12'6'' (3.82m)
Granite fireplace & hearth with electric coal effect fire, radiator, wood stripped flooring, double glazed leaded opaque window to side and matching bay window to front with white plantation shutters.

Living Room: 19'11'' (6.08m) x 16'1'' (4.91m)
Granite fireplace & hearth with wood burner stove, radiator, beamed ceiling, wall light points, wood stripped flooring, double glazed opaque window to side and matching rear French window with double doors to rear garden.

Open Plan Dining Kitchen with Adjacent Family Room: 19'9'' (6.03m) x 15'10'' (4.83m)
Fitted with an extensive suite of matching contemporary white gloss units comprising a range of base cupboards, drawers, suspended wall cupboards & matching central island/ breakfast bar, quartz worktops with sunken stainless steel 1½ drainer sink unit & mixer tap, built in Hotpoint combination microwave & dishwasher, recess & gas point for double width Rangemaster style cooker with tiled insert & recessed ceiling spotlights, recess for American style fridge freezer, radiator, wall light points, recessed ceiling spotlights, tiled flooring, internal access to garage and open arch to: **Family Room: 15ft (4.57m) x 12ft (3.67m)** Vaulted ceiling with skylights, wall light points, tiled flooring and full width double glazed bifold doors to rear garden.

Inner Hall: Luxury vinyl tiled flooring and access to utility and **Downstairs Bedroom / Sitting Room: 14'4'' (4.36m max) x 12ft (3.67m)** Radiator, vaulted ceiling, luxury vinyl tiled flooring and double glazed window to rear. **Ensuite: 7'11'' (2.41m) x 4'6'' (1.36m)** Fitted with a wet room style suite comprising open walk-in shower with chrome hand held spray, pedestal wash hand basin, low level WC, mirrored cabinet, chrome heated towel rail, part tiled walls, recessed ceiling spotlights, vinyl flooring and extractor fan.

Utility / Second Kitchen: 16'9'' (5.11m) x 8'3'' (2.52m)
Fitted with a matching suite of white gloss units comprising a range of base cupboards & suspended wall cupboards, quartz effect laminate worktops, grey composite 1½ drainer sink unit with pull out mixer tap, recess & plumbing for both washing machine & tumble dryer, radiator, recessed ceiling spotlights, , two skylights, LVT flooring and PVC double glazed opaque door to rear. Internal access to garage.

Garage: 17'11'' (5.47m) x 17ft (5.19m)
Remote controlled roller shutter door, wall mounted Ideal gas fired central heating boiler, composite double glazed door to front driveway, power & lighting and two skylights.

First Floor Landing: Radiator, loft hatch and double glazed leaded opaque window to front.

Bedroom One: 16'6'' (5.03m) x 11'1'' (3.37m)
Radiator, LVT flooring, double glazed window to rear and bespoke full height & full width built in wardrobes with concealed entrance to: **Ensuite Shower Room: 11'1'' (3.37m) x 7'7'' (2.31m)** Fitted with a luxury suite comprising walk in double shower with chrome hand held spray, vanity unit with storage & recess WC, chrome heated towel rail, LED wall mounted mirror, recessed ceiling spotlights, LVT flooring and double glazed leaded opaque window to front.

Bedroom Two: 16'1'' (4.91m) x 15'7'' (4.74m)
A range of built in furniture including triple double wardrobes, bedside drawers & dressing table, radiator and double glazed windows to rear.

Bedroom Three: 14'4'' (4.36m) x 12'6'' (3.82m)
Radiator and double glazed leaded bay window to front. **Ensuite:** Fitted with a white suite comprising double shower & chrome hand held spray, pedestal wash hand basin, low level WC, LED wall mounted mirror, chrome heated towel rail, vinyl flooring and double glazed leaded opaque window to side.

Bedroom Four: 15'8'' (4.77m) x 11ft (3.37m)
Floor to ceiling built in bespoke wardrobes & cupboards, radiato0r and double glazed window to rear. **Ensuite:** Fitted with a white suite comprising double shower with wall mounted electric shower, vanity unit, low level WC, wall mounted mirrored cabinet, white heated towel rail, recess ceiling spotlights, tiled flooring and extractor fan.

Bedroom Five: 11'1'' (3.39m) x 8'6'' (2.58m)
Radiator and double glazed leaded window to front.

Family Bathroom: 11'2'' (3.41m) x 6'3'' (1.91m)
Fitted with a bespoke luxury white suite comprising double ended tiled bath, separate walk in shower with chrome overhead rainfall shower & hand held spray, vanity unit, LED wall mounted mirror, low level WC, chrome heated towel rail, Porcelain tiled walls & flooring with underfloor heating, recessed ceiling spotlights and double glazed opaque window to front.

Rear Garden: Enjoying a south-west facing aspect and at over 170ft long approx., the garden includes full width paved patio with seating & dining area, flowering borders & rockeries, steps lead down to vast shaped lawn with flowering borders and a variety of shrubs and trees. Rear garden section separated by rockeries & mature trees, with brick outbuilding perfect for office conversion. Further garden shed, enclosed area perfect for pets or vegetable garden, mature rear hedging & conifers, surrounding fencing and gated side entry to front.





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.








2026
JUL
26
SUN
















GARDEN





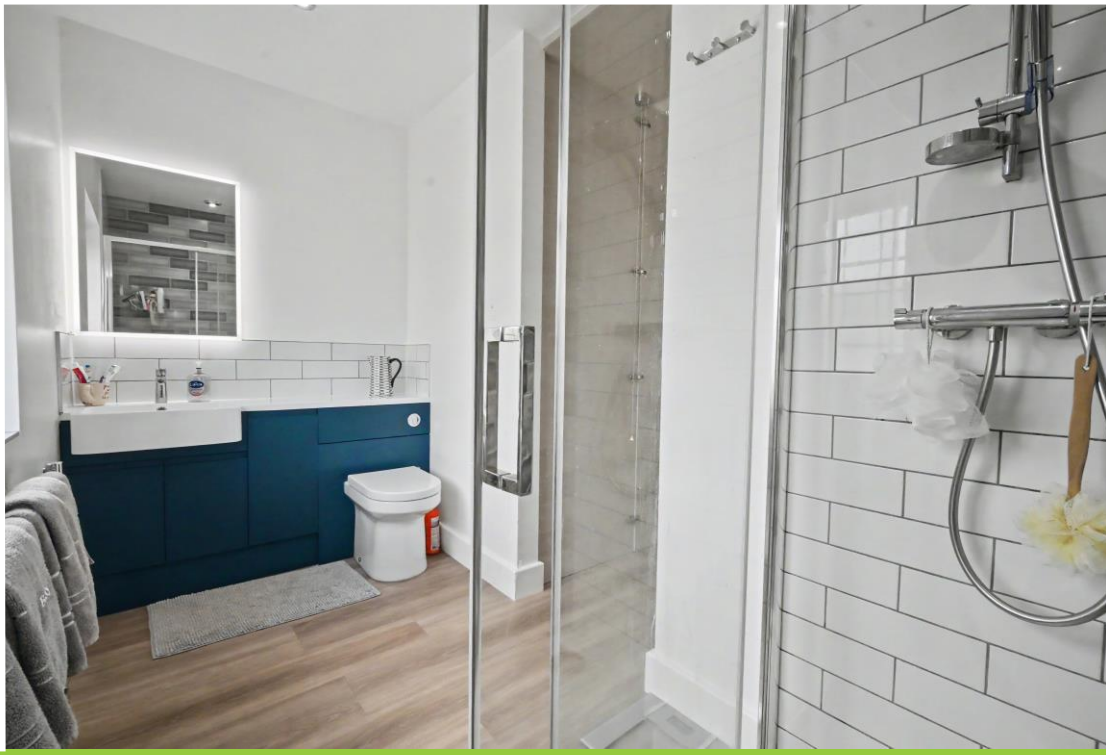


























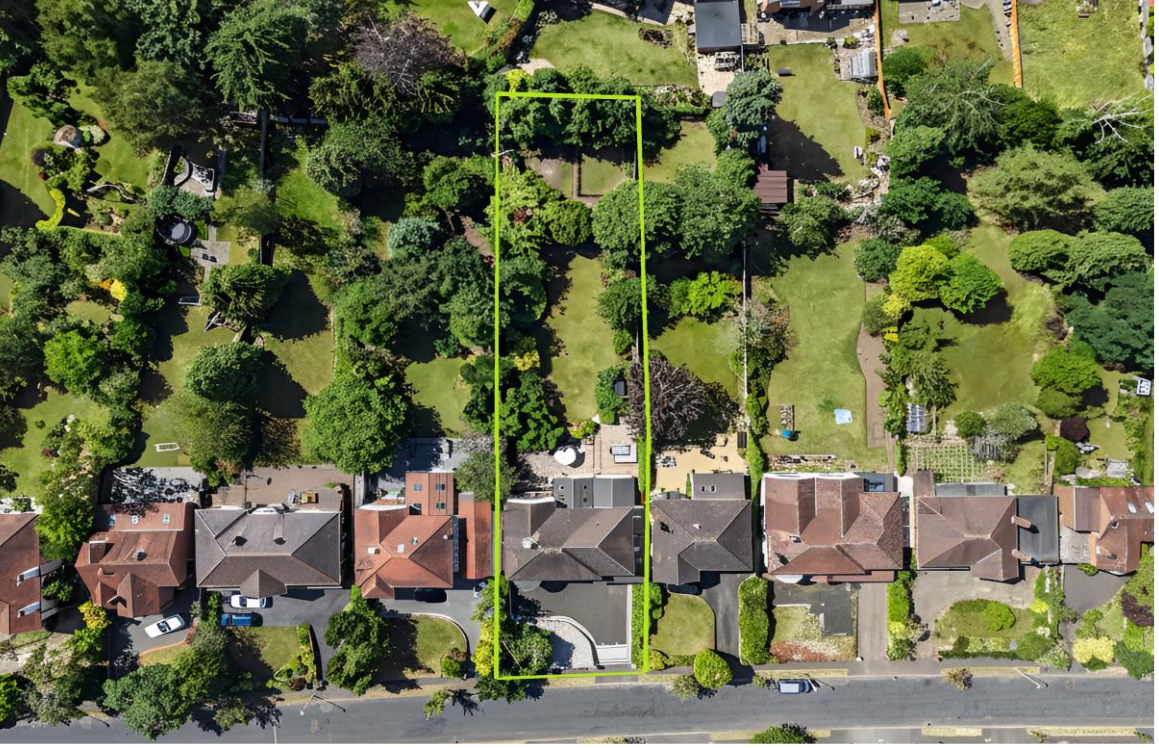




















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Total Floor Area: 3,034.5sq feet (281.9sq metres) Approx.

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. 1,848.4sq feet (171.7sq metres)



First Floor

Approx. 1,186.0sq feet (110.2sq 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 PARTICLUARS ARE ISSUED.

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

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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.
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