



6 Laurence Grove, Tettenhall

*A Most Striking & Beautifully Presented Four Bedroom Two Bathroom Semi-Detached Family House Having Been Rebuilt To The Very Highest Standard. In A Small Select Cul-De-Sac Off The Codsall Road & In A Favoured Residential Area!*

**6 Laurence Grove, Tettenhall, Wolverhampton, WV6 9QN**

**Asking Price: £405,000**

**Tenure: Freehold**

**Council Tax: Band C - Wolverhampton**

**EPC Rating: D (62) No: 3236-7825-5600-0379-2222**

**Total Floor Area: 1,346.8sq feet (125.1sq metres)**

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

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

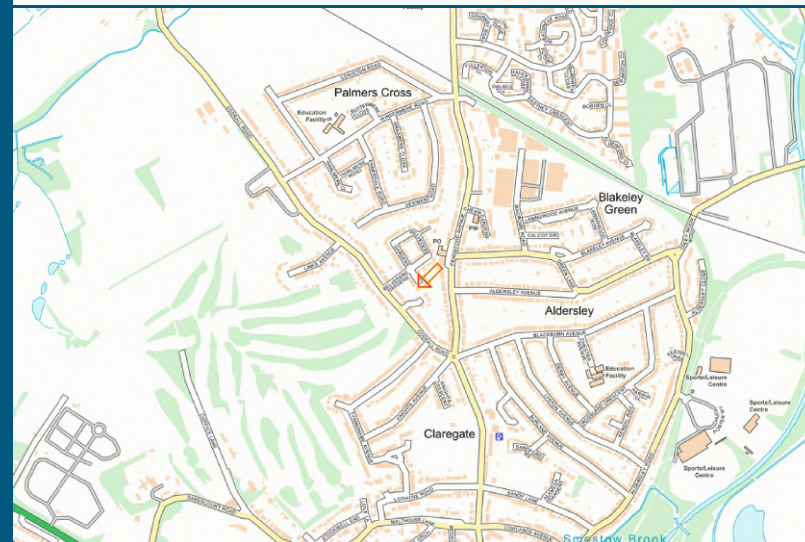
**Mobile: Ofcom checker shows four main providers have likely coverage indoor and all four have good coverage outdoor.**

Set within one of Wolverhampton’s most sought-after residential addresses, tucked away in an exclusive cul-de-sac just off the Codsall Road, this exceptional semi-detached residence stands as a showcase of refined modern living. Perfectly positioned on the boundary of Tettenhall and Codsall, the property has been professionally extended and redesigned throughout, achieving a standard of finish rarely seen in homes of its type.

Thoughtfully extended and reimagined, the house now offers remarkably versatile, beautifully balanced living space, making it an outstanding family home. Behind its modest exterior lies an interior of genuine distinction, every room curated with premium materials, stylish décor and an unwavering attention to detail. From the solid wood flooring to the luxury bathrooms and the showpiece open plan dining kitchen, the quality is evident at every turn. The impressive layout includes a welcoming entrance hall with an L-Shaped staircase and useful cloaks storage, a chic front living room with a wood-burning stove and a stunning open-plan dining kitchen with family area, a true centrepiece for entertaining guest and everyday living. A rear lobby with guest cloakroom leads to a versatile fourth bedroom or home office, ideal for modern lifestyles. Upstairs, the first floor now hosts three beautifully appointed bedrooms, along with a luxury family bathroom and a high-spec ensuite, both fitted with elegant contemporary suites and having the use of a water softener. Externally, the property continues to impress. The extended block-paved driveway provides generous parking, complemented by secure side gates. The landscaped gardens have been designed for both beauty and practicality, offering superb outdoor living space. The south facing rear garden features a decked terrace, shaped lawns and mature hedging, creating a private, atmospheric setting perfect for summer gatherings.

The location is equally desirable, within easy reach of the amenities of Bilbrook and Tettenhall Village, excellent schooling in both sectors yet just minutes from Bilbrook train station. With the M54 only three miles away, the property is perfectly placed for commuting to major towns and business centres. A truly outstanding home of its class, viewing is essential to appreciate the craftsmanship, style and lifestyle this remarkable property offers.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall:** Hardwood opaque leaded stained glass door with matching side window, period style cast iron radiator, coved ceiling, solid wood flooring and L-Shaped staircase to first floor with built in cloaks cupboard below having double glazed opaque side window.

**Living Room: 12'10" (3.91m) x 11'6" (3.50m)**

Full height brick fireplace with tiled hearth & log burner stove, twin vertical period style cast iron radiators, coved ceiling, solid wood flooring and glazed bay window to front with stained glass leaded opaque top lights.

**Open Plan Kitchen with Family & Dining Area**

**Dining Room with Family Area: 20'7" (6.31m) x 11ft (3.36m)** Vertical period style cast iron radiator, built in contemporary base units with drawers, cupboards & worktop, open brick fireplace with tiled hearth & log burner stove, additional period style cast iron radiator, vaulted ceiling with skylights, solid wood flooring and double glazed bifold doors to the rear garden.

**Kitchen: 14'9" (4.50m) x 8'6" (2.60m)** Fitted with a bespoke suite of modern white gloss units comprising a range of base cupboards, drawers & suspended wall cupboards with remote controlled display lighting, quartz worktops, stainless steel single drainer sink unit with chrome mixer tap, built in appliances include Siemens electric self-cleaning oven, 4-ring gas hob with Neff extractor screen over, plumbing for washing machine & dishwasher, recess for under counter fridge & freezer, vertical graphite radiator, recessed ceiling spot lights, solid wood flooring double glazed window to side.

**Rear Lobby:** Patterned ceramic tiled flooring, double glazed opaque door to rear and hardwood double glazed door to front. **Guest Cloakroom:** Fitted with a contemporary vanity unit with recessed WC, graphite vertical radiator, patterned ceramic tiled flooring, recessed ceiling spotlight, extractor fan and double glazed opaque window to rear.

**Home Office/Bedroom Four: 14'5" (4.38m) x 8'3" (2.52m)**

Vertical graphite radiator, recessed ceiling spotlights, solid wood flooring and double glazed window to front with matching French doors to rear with fitted blinds.

**First Floor Landing:** Loft hatch with pull down ladder to boarded attic space, coved ceiling and stained glass opaque leaded window.

**Bedroom One: 12'8" (3.85m) x 11'6" (3.51m)**

Radiator, coved ceiling and double glazed windows to rear. **Ensuite: 9'1" (2.78 max) x 7'11" (2.42m)** Fitted with a new luxury suite comprising walk in double shower with slate style shower base, chrome overhead rainfall shower & handheld spray, twin recessed vanity units with LED mirrors over, low level WC, floor to ceiling built in cupboard housing gas fired central heating boiler, graphite vertical radiator, recessed ceiling spotlights, ceramic tiled flooring and double glazed opaque window to rear.

**Bedroom Two: 11'8" (3.55m) x 11'5" (3.49m)**

Built in twin double wardrobes with overhead stores, radiator, coved ceiling and glazed bay window to front with stained glass leaded top lights.

**Bedroom Three: 8ft (2.45m) x 8ft (2.43m)**

Radiator and glazed bow window to front with opaque stained glass leaded top lights.

**Family Bathroom: 9'1" (2.78m) x 7'10" (2.40m max)**

Refitted with a superior modern suite comprising panelled bath with chrome overhead rainfall shower & handheld spray over, vanity unit with LED mirror over, low level WC, graphite vertical radiator, recessed ceiling spotlights, extractor fan, patterned ceramic tiled flooring and opaque double glazed window to side.

**Rear Garden:** Neatly landscaped and providing a pleasant outlook, the garden enjoys a South-facing aspect with decked terrace, shaped lawn, a variety of shrubs & trees, surrounding fencing & hedging and a wraparound path leads to the side garden with steps to further lawned area, large timber shed and a further assortment of plants & trees. At the side of the house is a large block paved driveway providing ample off road parking with double gates and exterior floor lamps.

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.













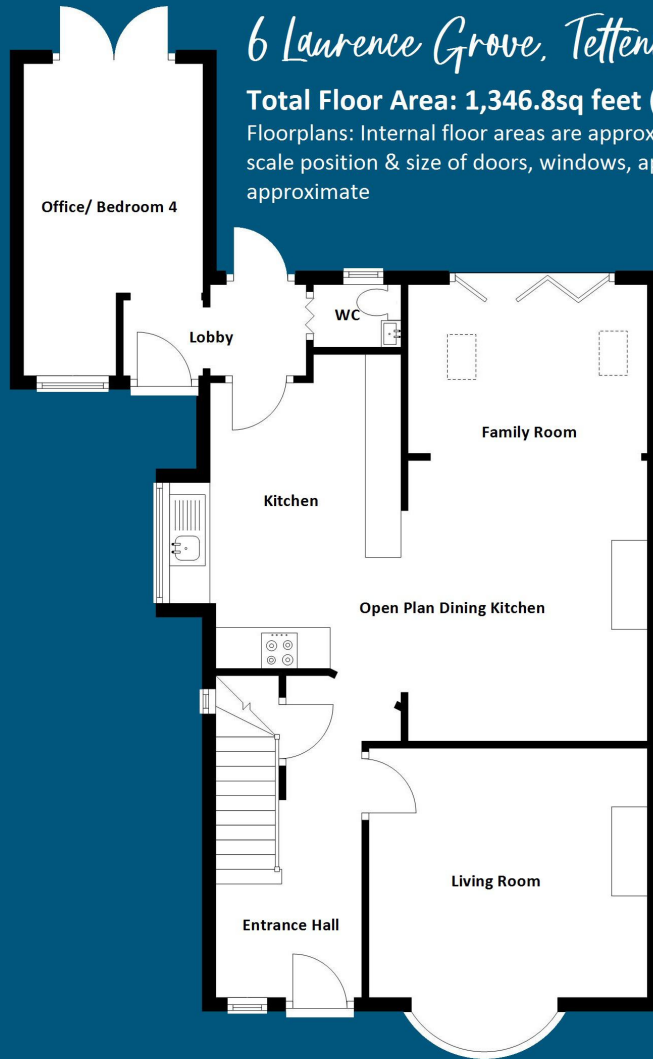




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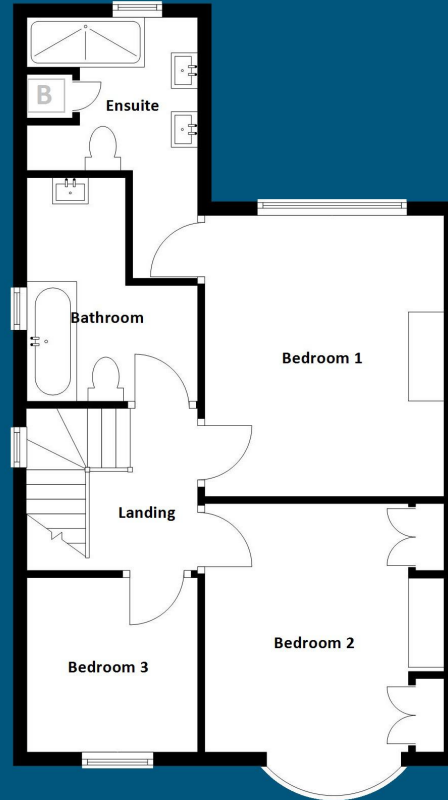
**Total Floor Area: 1,346.8sq feet (125.1sq metres) Approx.**

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. 792.1sq feet  
(73.6sq metres)



*First Floor*

Approx.: 554.7sq feet  
(51.5sq 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.

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