



10 College Road, Tettenhall

*A Most Distinctive & Charming Double Fronted Detached Cottage With A Host Of Period Features Throughout. Located Within Very Easy Walking Distance Of Tettenhall Village High Street!*

**10 College Road, Tettenhall, Wolverhampton, WV6 8QE**

**Asking Price: £420,000**

**Tenure: Freehold**

**Council Tax: Band E – Wolverhampton**

**EPC Rating: E (49) No: 6736-0824-6600-0311-1222**

**Total Floor Area: 1,441.6sq feet (133.9sq metres) Approx.**

**No Upward Chain**

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

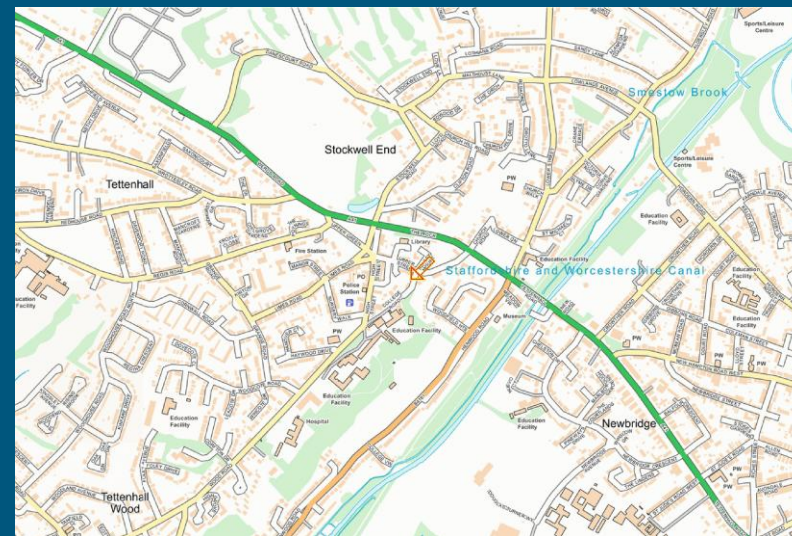
**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

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

Situated in an exclusive location of Tettenhall, positioned off Upper Street and therefore within very easy walking distance of the Village High Street, this double fronted and most intriguing detached cottage, stands on an elevated position with panoramic views towards the city centre and provides a well-planned interior with a host of notable features throughout.

Originally constructed around 1812, the accommodation has been restyled & well maintained over the years to create a charming and most comfortable interior, yet retaining the charm and appeal of a period property. Internal inspection is highly recommended to appreciate this unique and delightful property! Ideal for purchasers requiring a property to restyle to own requirements with tremendous potential to further reconfigure, or extend the layout (Subject to Planning Permission). The interior which measures at approx. 1,441.6sq feet includes entrance hall with built in cloaks cupboards & stairs to first floor, a charming living room, separate dining room and the breakfast kitchen is fitted with a traditional suite. There is also a further reception room which could be used for a number of purposes, guest bedroom or sitting room, and at the rear of the kitchen is a useful utility/ lobby with downstairs WC. From the living room, access leads to the basement being a most beneficial space for storage. On the first floor, there are two double bedrooms and the family bathroom has been fitted with a well-appointed white suite. At the side of the cottage is a driveway providing off road parking and leads to the detached garage. The west-facing rear garden further adds to the appeal of this delightful home being sympathetically landscaped to create a picturesque & colourful outlook whilst maintaining the maximum privacy.

Not only is College Road within walking distance of Tettenhall High Street and the facilities within, No 10 is convenient for a wide range of services including bus routes, popular coffee shops & restaurants and of course a number of shops. There are further niceties including Tennis & Cricket clubs, Golf courses, Gym and Tettenhall Green with the use of an outdoor pool and playing fields. The city centre is less than 3.5 miles away and the M54 motorway is a short drive, perfect for traveling to other principal cities. With viewing a must to appreciate this rare opportunity to acquire such a distinctive property is a favoured location, the cottage is also offered with No Upward Chain.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>74 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	<b>49 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



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**Entrance Hall:** Hardwood stained glass door, floor to ceiling built in cloaks cupboard, radiator, tiled flooring, hardwood double glazed window to front and staircase to first floor.

**Living Room:** 14'1" (4.29m) x 12'1" (3.69m)

Tiled fireplace & hearth with decorative surround & coal effect electric fire, radiator, wall light points, beamed ceiling and hardwood double glazed bow window to front. Internal access with steps down to:

**Basement:** 11'10" (3.61m) x 7'9" (2.37m) Power and lighting.

**Sitting Room/ Guest Bedroom:** 12'2" (3.70m) x 12'1" (3.69m)

Tiled fireplace & hearth with decorative surround & coal effect electric fire, radiator, wall light points, beamed ceiling and hardwood double glazed windows to front & side with matching rear door.

**Dining Room:** 11'11" (3.62m) x 8'6" (2.59m)

Radiator, wall light points, beamed ceiling and hardwood double glazed French doors to rear garden.

**Kitchen:** 13'11" (4.24m) x 9'9" (2.97m)

Fitted with a matching suite of traditional wood units comprising a range of base cupboards, drawers & suspended wall cupboards, worktops with 1.5 drainer sink unit including chrome mixer tap, built in appliances include double oven with combination grill/ oven over, 4-ring gas hob with extractor hood, under counter fridge & plumbing for dishwasher, radiator, tiled walls & flooring, beamed ceiling and hardwood double glazed picture window to rear. **Utility:** 8'10" (2.69m) x 5'7" (1.70m) Worktop, plumbing for washing machine, tiled walls & flooring, shelving and exterior hardwood door to rear. **Downstairs WC:** Low level WC, corner sunk unit, tiled walls & flooring and opaque glazed window to side.

**First Floor Landing:** Internal opaque skylight.

**Bedroom One:** 17'5" (5.31m) x 12'3" (3.73m)

Radiator, wall light points, vanity unit and two hardwood double glazed windows to front.

**Bedroom Two:** 12'3" (3.74m) x 12'3" (3.74m)

Fitted twin double wardrobes, radiator, loft hatch and hardwood double glazed window to front.

**Bathroom:** 11'10" (3.60m) x 8'3" (2.51m)

Fitted with a modern white suite comprising panelled bath, separate walk in double shower with chrome handheld spray, pedestal wash hand basin, low level WC, chrome heated towel rail, radiator, tiled walls & flooring, extractor fan, hardwood opaque double glazed window to rear and built in double wardrobe with mirrored doors & housing the wall mounted gas fired Ideal central heating boiler.

**Enclosed Rear Garden:** Enjoying not only a west-facing aspect the garden has been designed to create a most colourful outlook, offering excellent useable outdoor space with full width paved terrace & courtyard, tiered flowering rocketry with steps to raised lawn, a variety of shrubs & trees, rear patio with summerhouse, surrounding walling & hedging, exterior lighting and water with gated access to front.

**Detached Garage:** 17'6" (5.33m) x 9'3" (2.82m) 'Up & Over' garage door, power, lighting, storage into loft space, rear hardwood door and matching glazed windows 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.







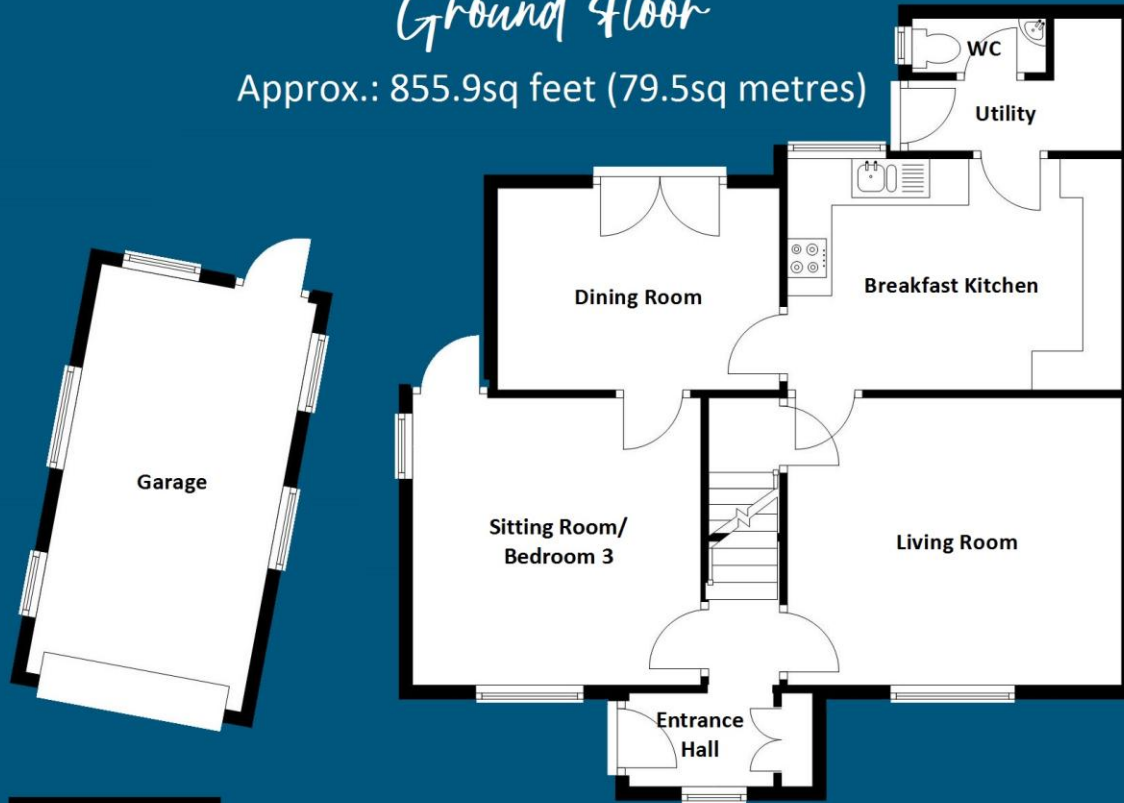






## Ground Floor

Approx.: 855.9sq feet (79.5sq metres)



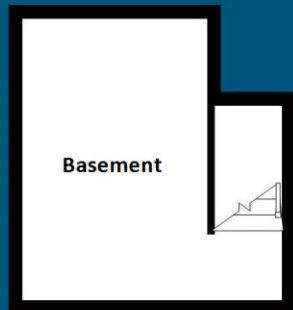
## First Floor

Approx.: 467.7sq feet (43.5sq metres)



## Basement

Approx.: 118.0sq feet (11.0sq metres)



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**Total Floor Area: 1441.6sq feet (133.9sq 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

### 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:-

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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.
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