

66 Mount Road, Tettenhall Wood

THOMAS HARVEY
ESTATE AGENTS

One Of The Finest Homes Of Its Type Currently Available, This 4/3 Bedroom Detached House Offers Stylish Contemporary Interior, Three Reception Rooms, Landscaped Gardens, Double Garage And A Highly Sought-After Position Close To Tettenhall Village!

66 Mount Road, Tettenhall Wood, Wolverhampton, WV6 8HQ

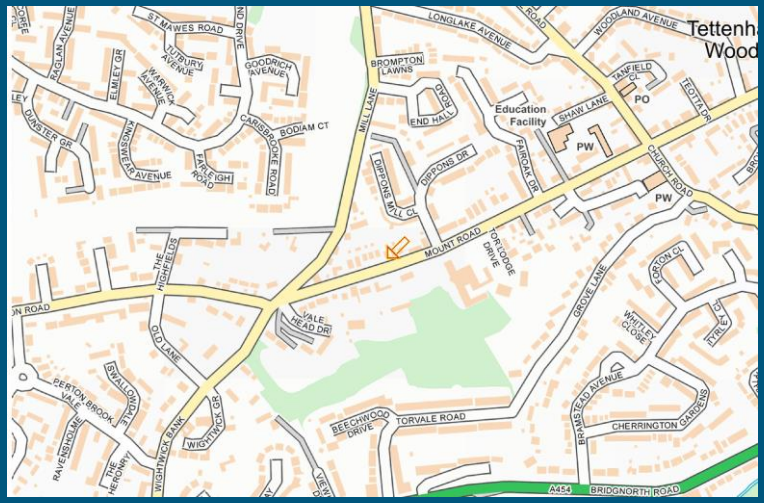
Asking Price: £450,000

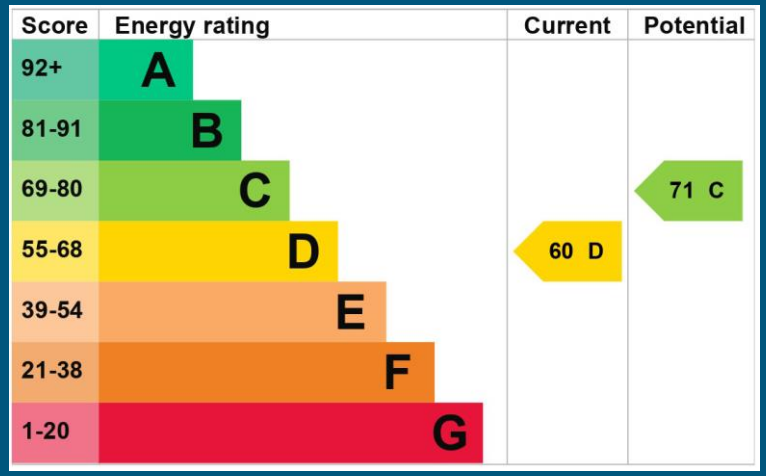
Tenure: Freehold
Council Tax: Band E – Wolverhampton
EPC Rating: D (60) No: 4890-5531-0422-7694-3963
Total Floor Area: 1,767.4sq feet (164.2sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard & Ultrafast are available. Mobile: Ofcom checker shows one of four main providers have likely coverage indoor and all four have good outdoor coverage.

Occupying a prestigious position on the highly regarded border of Tettenhall Wood and Wightwick**,** this exceptional detached residence represents a rare opportunity to acquire one of the area's finest family homes. Extensively remodelled and beautifully refined by the current owners, the property combines timeless elegance with contemporary sophistication, offering approximately 1,767.4sq feet of impeccably presented accommodation designed for modern family living. From the moment of arrival, the attention to detail is evident. Stylish décor, quality flooring and carpeting, bespoke internal hardwood doors and a thoughtfully planned layout create an atmosphere of comfort, luxury and practicality throughout.

The welcoming reception hall provides an impressive introduction, leading to a series of versatile and beautifully appointed living spaces. At the heart of the home is an elegant principal 20ft lounge, centred around a striking Minster-style fireplace with living flame gas fire, creating a warm and inviting setting for both relaxation and entertaining. Flowing seamlessly from here, the dining room enjoys delightful views across the gardens and opens directly onto the terrace through French doors, effortlessly combining indoor and outdoor living. A further reception room to the front of the property offers exceptional flexibility as a sitting room, home office or ground floor bedroom, while the beautifully fitted shaker-style kitchen features an extensive range of cabinetry, integrated appliances and generous workspace. An adjoining utility room provides additional storage and functionality with direct garden access. The first floor continues the impressive standard of accommodation, offering three well-proportioned bedrooms. The principal suite benefits from extensive fitted wardrobes, whilst the remaining bedrooms provide versatile space for family, guests or home working. Completing the accommodation is a contemporary family bathroom, elegantly appointed with both a bath and separate corner shower. Outside, the property enjoys superbly landscaped gardens designed to create a private and tranquil environment. A gravelled terrace overlooks shaped lawns framed by mature planting, colourful borders and established trees, whilst a raised paved seating area provides the perfect setting for outdoor dining and entertaining. An enclosed side garden further enhances the impressive outdoor space. Adding to the property's appeal is a substantial detached double garage and the considerable advantage of two separate driveways, providing extensive parking and practicality rarely found in homes of this type.

Ideally positioned within walking distance of the popular Tettenhall Wood shopping parade and within easy reach of Tettenhall Village, Compton and excellent transport links, the property is also perfectly placed for a number of highly regarded state and independent schools. Combining an enviable location, exceptional presentation and further potential for enlargement, subject to the necessary consents, this outstanding home offers a lifestyle opportunity of the highest calibre.





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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

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Entrance Hall: Hardwood double glazed opaque door with matching glazed side window, covered radiator, wall mounted electric heater, coved ceiling, LVT flooring and stairs to first floor with built in cloaks cupboard below.
Guest WC: Fitted with a modern white suite comprising vanity unit with storage & recess WC, wall mounted electric heater, vinyl flooring and double glazed opaque window to side.

Sitting Room / Downstairs Bedroom: 11'11'' (3.64m) x 11'5'' (3.49m)
Radiator, coved ceiling and double glazed window to front.

Lounge: 20'6'' (6.24m) x 12'2'' (3.71m)
Minster style fireplace with granite hearth, wood surround and living flame gas fire, radiator, coved ceiling and double glazed picture window to front. Hardwood glazed double doors leads to: **Dining Room: 18'3'' (5.57m) x 11'2'' (3.40m max)** Radiator, wall light points, coved ceiling, double glazed window to side and double glazed French doors to rear garden.

Kitchen: 10'11'' (3.33m) x 8'7'' (2.61m)
Fitted with a matching suite of white shaker style units comprising a range of base cupboards, drawers & coved suspended wall cupboards with under lighting, laminate worktops with stainless steel 1½ drainer sink unit, mixer tap & filter, built in appliances include Hotpoint electric fan oven, dishwasher, 4-ring stainless steel gas hob with matching extractor hood over, tiled splashbacks, tiled effect vinyl flooring and double glazed window to rear. **Utility: 13ft (3.95m) x 4'1'' (1.24m)** Worktop, built in suspended wall cupboards & floor to ceiling cupboard housing the gas fired Worcester central heating boiler, radiator, plumbing for washing machine, recess for under counter fridge & freezer, tiled effect vinyl flooring and double glazed windows & door to rear garden.

First Floor Landing: Radiator and loft hatch.

Bathroom: 8'4'' (2.53m) x 6'2'' (1.89m)
Fitted with a modern white suite comprising panelled bath, corner shower with wall mounted chrome electric shower, vanity unit, recess WC, part tiled walls, chrome heated towel rail, tiled flooring and double glazed opaque window to side.

Bedroom One: 19'7'' (5.96m) x 11'8'' (3.55m)
Fitted with full height built in triple wardrobes & vanity unit, radiator, recessed ceiling spotlight, storage into eaves and double glazed window to front.

Bedroom Two: 13ft (3.97m) x 10'11'' (3.33m)
Radiator, storage into eaves and double glazed window to rear.

Bedroom Three: 8'10'' (2.68m) x 7ft (2.14m)
Radiator, built in cupboard / wardrobe and double glazed window to side.

Rear Garden: Neatly landscaped with gravelled terrace, shaped lawn, flowering borders with a variety of shrubs & trees, raised paved terrace at rear, exterior water & lighting, enclosed side garden and the choice of two driveways at front. **Detached Double Garage: 16'5'' (5.00m) x 18'3'' (5.57m) '**Up & over' garage door, power, lighting, glazed rear to window and hardwood door to garden.







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.




SLOW
Mount Road








































Enzeno



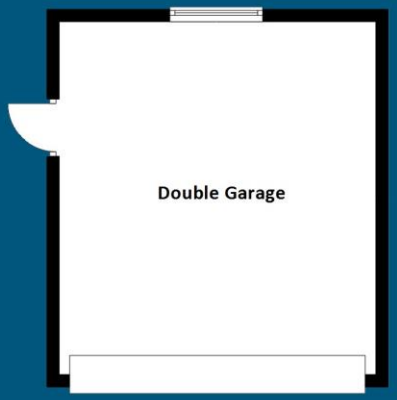




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Total Floor Area: 1,767.4sq feet (164.2sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate





First Floor

Approx.: 586.4sq feet (54.5sq metres)



Ground Floor

Approx.: 1,181.0sq feet (109.7sq metres)



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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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