



*17 Chatsworth Gardens, Tettenhall*

*A Stunning & Recently Refurbished Four Bedroom Three Bathroom Detached Family House, Offering A High Quality & Luxurious Interior. With No Expense To Create A Beautifully Presented Home On This Exclusive Development Adjacent to Wergs Golf Course!*

**17 Chatsworth Gardens, Tettenhall, Wolverhampton, WV6 8UU**

**Asking Price: £745,000**

**Tenure: Freehold**

**Council Tax: Band G - Wolverhampton**

**EPC Rating: D (66) No: 0836-5325-0600-0932-2292**

**Total Floor Area: 2053.7sq feet (190.8sq metres) Approx.**

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

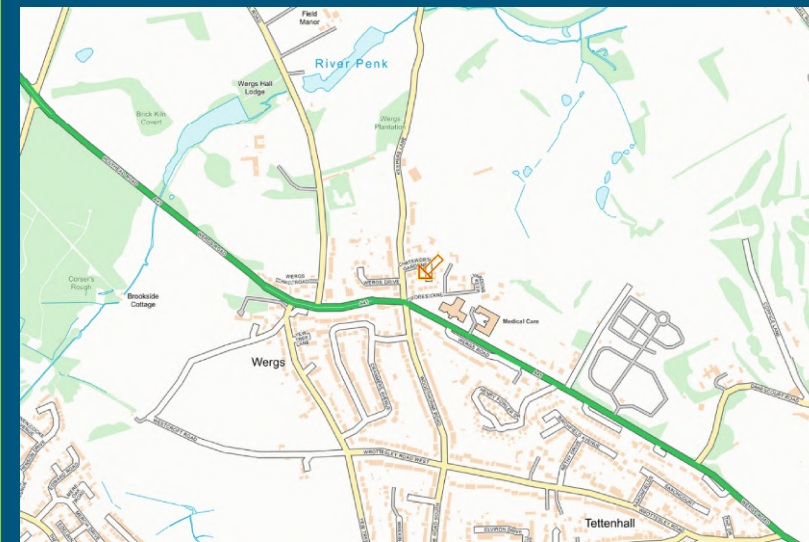
**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

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

Occupying a choice position on this luxury development just off Keepers Lane comprising of superior detached houses, 17 Chatsworth Gardens has been thoughtfully redesigned by the present owners with no expense spared to create a most impressive standard of luxury accommodation. A wonderful and attractive family home.

Adjacent to Wergs Golf Course and recognised as one of the most affluent locations in Wolverhampton, Chatsworth Gardens resides in a rural & quiet setting yet most convenient for easy access to the majority of amenities, including the facilities in Tettenhall Village, a number of popular restaurants, Tennis & Cricket clubs, Bilbrook Train Station only 1.4miles away and of course perfect for golf enthusiast. The area is also served well for excellent schooling in both sectors. Although a fairly modern build, the exterior has been sympathetically designed to create a traditional appearance, full of character & quality with viewing of the interior essential to appreciate the spacious living accommodation which is tastefully appointed throughout. Incorporating many striking features throughout, No 17 includes a light & contemporary interior, quality carpets & flooring, oak veneered internal doors, oak & glass staircase, luxury bathrooms and a magnificent open dining kitchen fitted with a range of state of the art appliances, a perfect space for entertaining. Measuring at an impressive approx. 2,053.7sq ft, the expansive accommodation includes welcoming entrance hall with guest cloakroom, charming through living room with dining area and feature media wall. The open plan kitchen features a very large central island/ breakfast bar with an extensive range of modern shaker units and bifold doors to the rear garden. Adjacent is also a useful utility room & lobby. On the first floor the landing leads to four double bedrooms, family bathroom & two ensuite shower rooms. At the front of the property is a block paved driveway providing ample off road parking and leads to the detached double width garage which has been designed to offer a number of uses such as home gym, office or hobbies room. The rear garden which enjoys a South-West aspect has been neatly landscaped to provide a colourful and appealing setting with a large composite decked terrace and offering the maximum privacy.

An excellent opportunity for purchasers requiring a first class family home, ready to just move into, viewing is highly recommended to appreciate this rare opportunity to acquire such a distinctive property is a favoured location. Offered with No Upward Chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall:** Composite door with double glazed opaque windows, covered radiator, marble style porcelain floor tiles and luxury oak staircase with glass balustrades.

**Guest Cloakroom:** Fitted with a white low level WC, vanity unit, covered radiator, part tiled walls, coved ceiling, marble style porcelain floor tiles and double glazed opaque window to rear.

**Living Room with Dining Area: 30'1" (9.18m) x 11'11" (3.62m)**

Custom made media wall with shelving, twin base units with wooden worktops, background lighting & integrated electric modern fire, covered radiator & second radiator, coved ceiling, recessed ceiling spot lights, LVT flooring finished in a Herringbone pattern and double glazed bay window to front with matching style to rear including double doors.

**Open Plan Dining Kitchen: 26'3" (7.99m) x 15ft (4.57m)**

The contemporary kitchen has been refitted with an extensive suite of dark coloured shaker style units comprising a range of full height cupboards to the side with recess for American style fridge freezer, three Neff 'hide & slide' double electric ovens with 12 cooking functions & matching warming drawer. The large central island with breakfast bar also features a range of base cupboards & drawers, Corian worktops with white sink unit & Quooker boiling water tap, dishwasher & Neff 4-ring induction hob with integrated ventilation system. White vertical radiator & standard radiator, recessed ceiling spot lights, marble style porcelain floor tiles, storage cupboard under the stairs, double glazed bay window to front and full width bifold doors lead to the rear garden.

**Utility: 11'10" (3.60m) x 7'3" (2.20m)**

Fitted with the matching suite to the kitchen having a range of base cupboards & suspended wall cupboards, Corian worktops with white sink unit & chrome mixer tap, plumbing & recess for both washing machine & tumble dryer, white vertical radiator, recessed ceiling spot lights, marble style porcelain floor tiles, double glazed window to rear and composite double glazed opaque door to side.

**First Floor Landing:** Oak handrails with glass balustrades, covered radiator and loft hatch with pull down ladder to attic space with Ideal gas fired central heating boiler & hot water system.

**Bedroom One: 13ft (3.95m) x 12'2" (3.70m)**

Walk in wardrobe with floor to ceiling doors, covered radiator, coved ceiling, panelled feature wall and double glazed window to front. **Ensuite: 7'9" (2.36m) x 6'9" (2.07m)** Refitted with a contemporary luxury suite comprising walk in double shower with matt black overhead rainfall shower & hand held spray, vanity unit, recessed WC, porcelain wall tiles & matching floor tiles, anthracite heated towel rail, recessed ceiling spot lights and double glazed opaque window to front.

**Bedroom Two: 12'2" (3.71m) x 9'11" (3.02m)**

Built in double wardrobes, covered radiator and double glazed window to front. **Ensuite: 8'11" (2.73m) x 6'11" (2.10m)** Refitted with a contemporary luxury suite comprising walk in double shower with matt black overhead rainfall shower & hand held spray, vanity unit, low level WC, porcelain wall tiles & matching floor tiles, anthracite heated towel rail, recessed ceiling spot lights and double glazed opaque window to side.

**Bedroom Three: 11'2" (3.40m) x 8'11" (2.73m)**

Built in double wardrobes, covered radiator and double glazed window to rear.

**Bedroom Four: 7'11" (2.42m) x 7'11" (2.42m)**

Radiator and double glazed window to rear.

**Bathroom: 12ft (3.67m) x 7'4" (2.23m)**

Refitted with a contemporary luxury suite comprising freestanding double ended bath with matt black hand held spray & tap fittings, corner double shower with matt black overhead rainfall shower & hand held spray, vanity unit with LED mirror over, recessed WC, marble style porcelain wall & floor tiles, anthracite heated towel rail, recessed ceiling spot lights and double glazed opaque window to rear.

**Detached Garage: 17'2" (5.24m) x 17'1" (5.20m)**

Remote controlled automatic garage door, recessed ceiling spot lights, loft hatch to attic space and double glazed opaque door to side.

**Enclosed Rear Garden:** Enjoying a South-West facing aspect and neatly landscaped to provide an excellent usable outdoor space with a large full width terrace with composite decking, shaped centre lawn with gravelled borders & timber sleepers, rear barked play area, a variety of trees, exterior lighting & water, garden shed, surrounding fencing and gated side access 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.















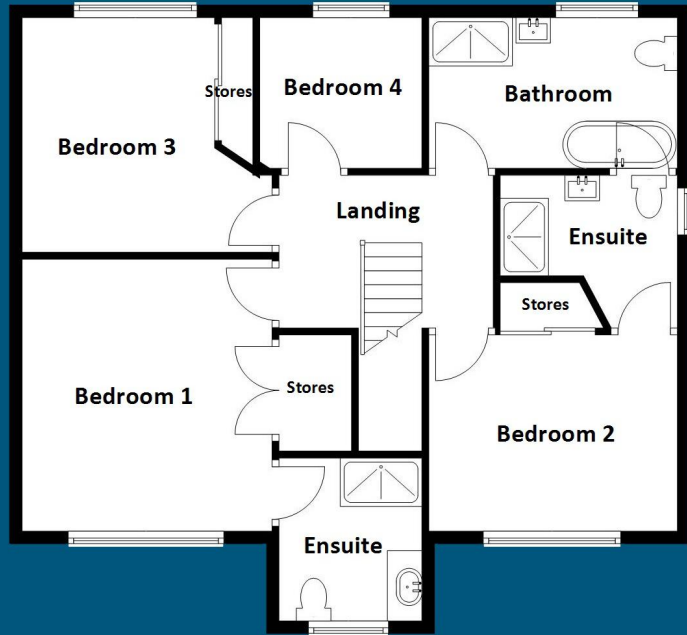






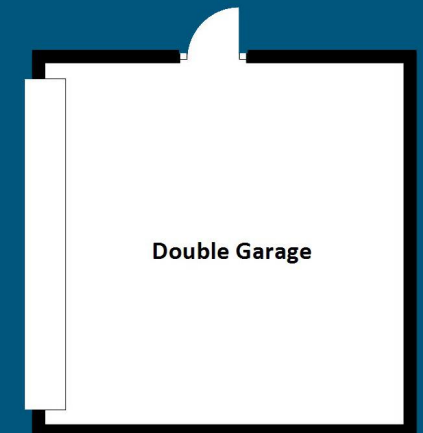
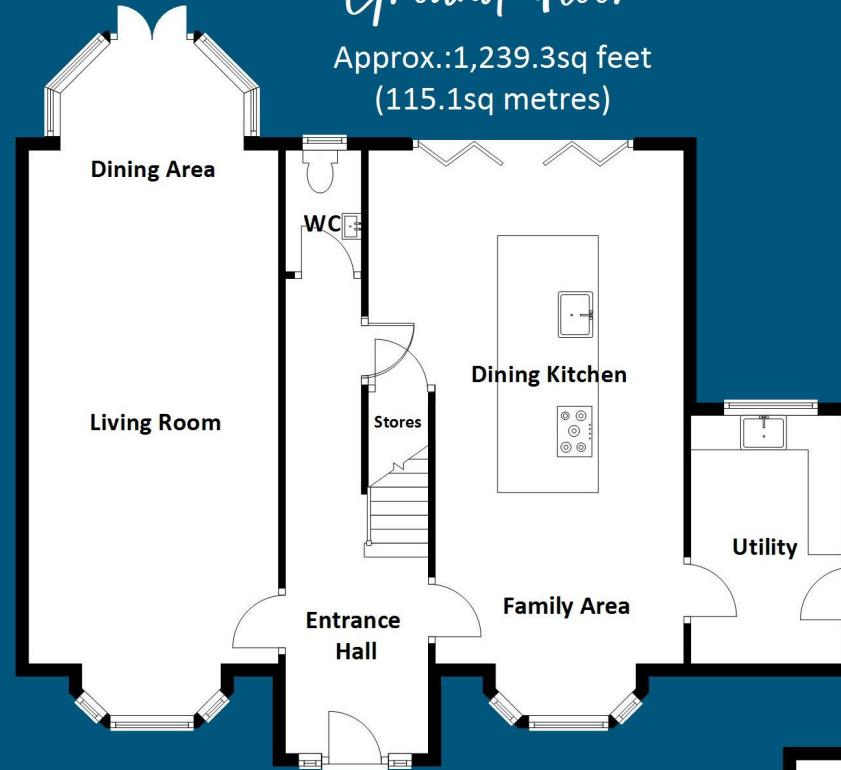
## First Floor

Approx.: 814.5sq feet  
(75.7sq metres)



## Ground Floor

Approx.: 1,239.3sq feet  
(115.1sq metres)



## 17 Chatsworth Gardens, Tattenhall

**Total Floor Area: 2,053.7sq feet (190.8sq 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.

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