



1 Froyle Close, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Deceptive Four Bedroom Two Bathroom Detached House, Occupying A Prominent Corner Position In An Exclusive Cul-De-Sac & Within Walking Distance Of Tettenhall Village. A Fantastic Opportunity For Buyers Requiring A Home To Restyle & Extend To Own Requirements!

1 Froyle Close, Tettenhall, Wolverhampton, WV6 8XW

Asking Price: £525,000

Tenure: Freehold

Council Tax: Band F – Wolverhampton

EPC Rating: D (68) No: 4736-4027-1600-0882-0296

Total Floor Area: 1,721.6 sq. feet (159.9 sq. meters) Approx.

No Upward Chain

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

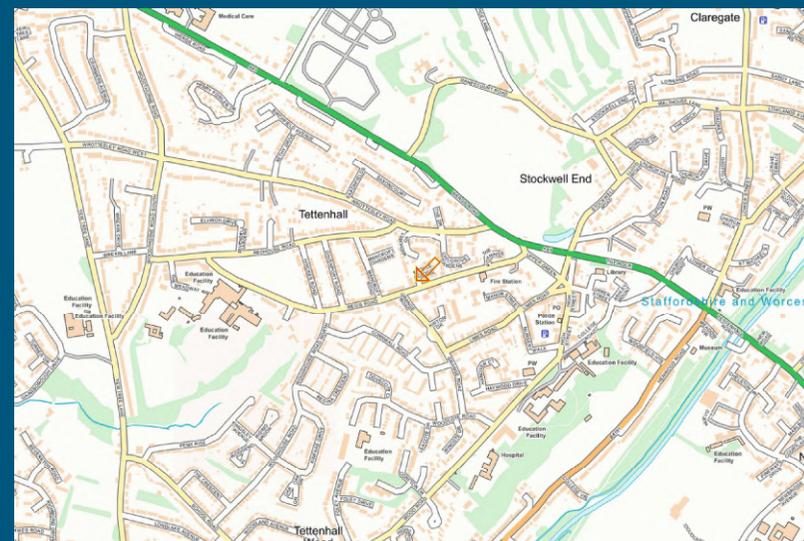
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows two of four main providers have variable coverage indoor and all four have likely coverage outdoor.

Situated in one of the most sought after locations in Tettenhall and enjoying a prominent corner position in a small select cul-de-sac just off Regis Road, therefore within walking distance of the Village High Street, 1 Froyle Close offers a superb opportunity for purchasers requiring a property to restyle to own requirements with tremendous potential to extend the living accommodation (Subject to Planning Permission).

Internal inspection is highly recommended to appreciate the appeal of this delightful detached house, having been well maintained over the years to create a first class family home with a number of quality features throughout. At approx. 1,721.6 feet, the well planned interior which has the benefit of gas central heating & hardwood double glazing includes reception porch to entrance hall with guest fitted cloakroom, 20ft through living room, separate dining room and double glazed conservatory. The breakfast kitchen is fitted with a traditional suite with a useful utility/ lobby adjacent. Tremendous potential exists to reconfigure this area to create an open plan living space. From the entrance hall, an L-Shaped staircase leads to the first floor landing, having four bedrooms and both the master ensuite & family bathroom are fitted with traditional suites. At the front of the house is a driveway providing ample off road parking and leads to the double width garage. Undoubtedly an exceptional feature of the property is the fully stocked good size mature rear garden which enjoys a south-west facing aspect and has been landscaped to the optimum effect creating a most picturesque setting whilst maintaining the maximum privacy. As No 1 enjoys a generous corner plot, the screened side garden offers further potential to extend, or create an additional outbuilding etc.

A truly superb example of its type, Froyle is also within walking distance of the majority of amenities including favoured local schools in both sectors, the facilities in Tettenhall Village, Perton Centre and having Bilbrook train station located just 1.65 miles away. With early interest highly recommended as not to lose out of this fantastic opportunity and offered with No Upward Chain, the accommodation further comprises:



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



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Reception Porch: Hardwood glazed door with matching full height windows, laminate flooring and panelled ceiling. **Entrance Hall:** Internal hardwood double glazed door with opaque glazed side windows, radiator and L-Shaped staircase to first floor.

Guest Cloakroom: 4'2" (1.28m) x 6'5" (1.95m)

Fitted with a traditional coloured suite comprising low level WC & sink unit, radiator, part tiled walls, tiled effect vinyl flooring and extractor fan.

Living Room: 20'1" (6.12m) x 12'7" (3.83m max)

Marble fireplace with matching hearth & decorative surround with gas coal fire, radiator, coved ceiling, hardwood double glazed window to front, internal hardwood double doors to dining room and oak effect sliding doors to: **Conservatory: 11'4" (3.45m) x 9ft (2.75m)**
Fitted blinds, ceiling spotlights, laminate flooring and double doors to rear garden.

Dining Room: 9'4" (2.85m max) x 10'11" (3.33m)

Radiator, coved ceiling and hardwood double glazed window to rear.

Breakfast Kitchen: 15'5" (4.71m) x 10'4" (3.16m)

Fitted with a traditional suite of matching wood units comprising a range of base cupboards, drawers & suspended wall cupboards with underlighting, worktops with 1.5 drainer sink unit, built in appliances include Bosch twin electric fan oven, dishwasher, Neff 5-ring gas hob with concealed extractor hood over & fridge freezer, radiator, tiled effect vinyl flooring and hardwood double glazed window to rear.

Utility: 7'10" (2.38m) x 7'5" (2.26m)

Fitted with units to match the kitchen, built in base cupboards & drawers, worktops with stainless steel single drainer sink unit, plumbing for washing machine, radiator, tiled effect vinyl flooring, loft hatch and hardwood double glazed door to rear with matching window.

First Floor Landing: Radiator, built in airing cupboard, coved ceiling and loft hatch.

Bedroom One: 20'1" (6.13m) x 10'5" (3.18m)

Radiator, coved ceiling and hardwood double glazed window to front. **Dressing Area:** Built in wardrobes, radiator, coved ceiling and hardwood double glazed window to rear. **Ensuite: 6'1" (1.86m) x 5'11" (1.80m)** Fitted with a traditional coloured suite comprising shower, pedestal wash hand basin, low level WC, radiator, tiled walls and hardwood double glazed opaque window to rear.

Bedroom Two: 10'8" (3.26m) x 10'1" (3.06m)

Radiator, built in triple wardrobes coved ceiling and hardwood double glazed window to front.

Bedroom Three: 9'8" (2.95m) x 9'6" (2.89m)

Radiator, coved ceiling and hardwood double glazed window to rear.

Bedroom Four: 6'7" (2.00m) x 10'7" (3.22m)

Radiator, coved ceiling and hardwood double glazed window to front.

Bathroom: 9'9" (2.96m) x 8'9" (2.67m)

Fitted with a traditional suite comprising panelled bath, separate shower, low level WC, pedestal wash hand basin, radiator, tiled walls and hardwood double glazed opaque window to rear.

Double Garage: 17'7" (5.36m) x 17ft (5.17m)

Twin 'Up & Over' garage doors, power, lighting and wall mounted gas fired central heating boiler.

Rear Garden: Enjoying a south-west facing aspect, the enclosed garden comprises of a full width paved patio, shaped lawn, flowering island & borders with a variety of shrubs & trees, exterior lighting & water, ornamental pool, green house, timber pergola, summerhouse with power & lighting and surrounding hedging & fencing with gated side entry.

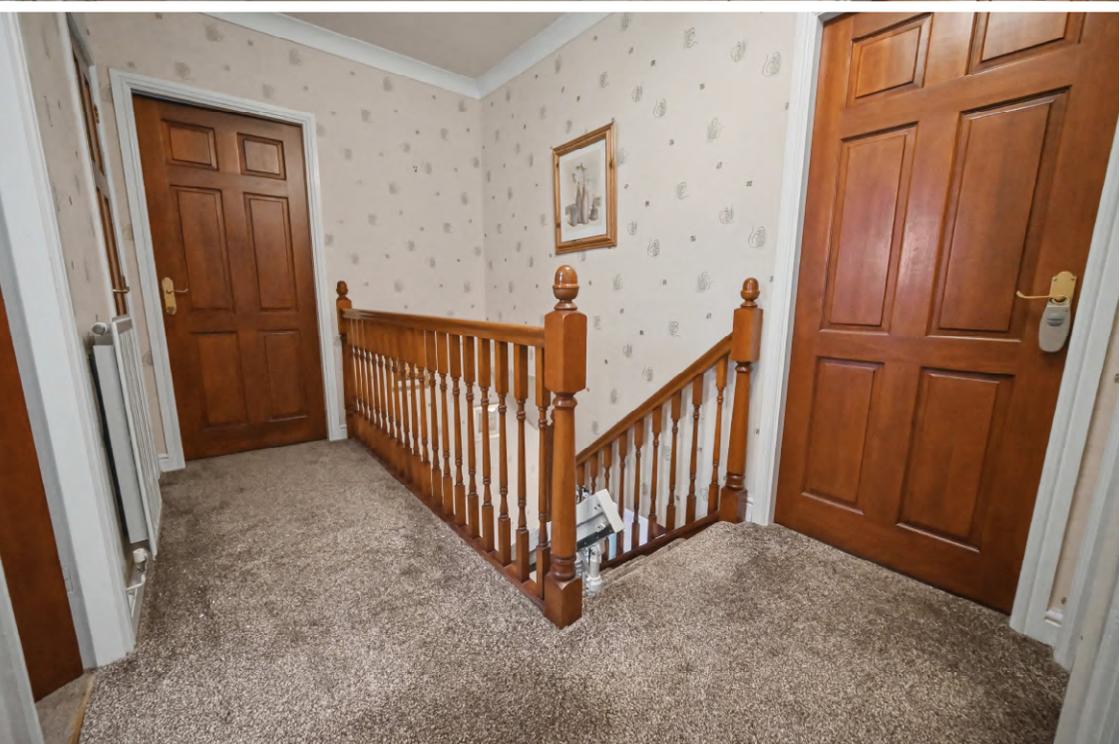
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.





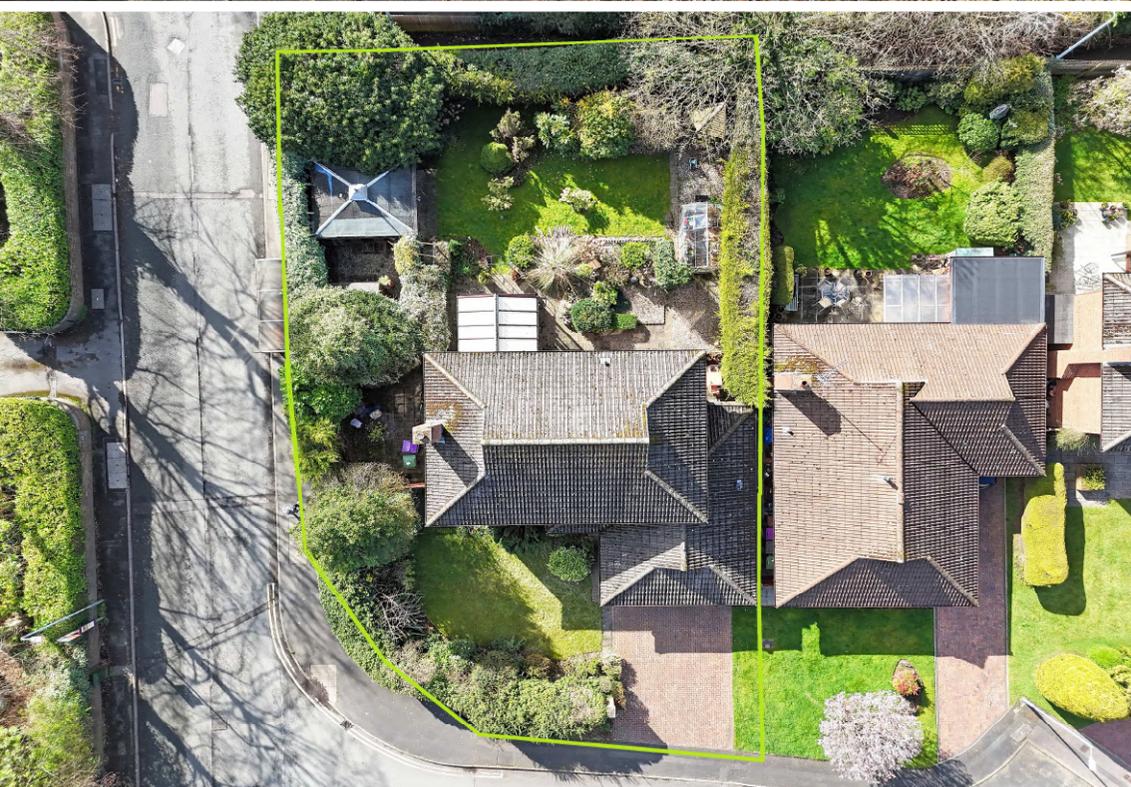










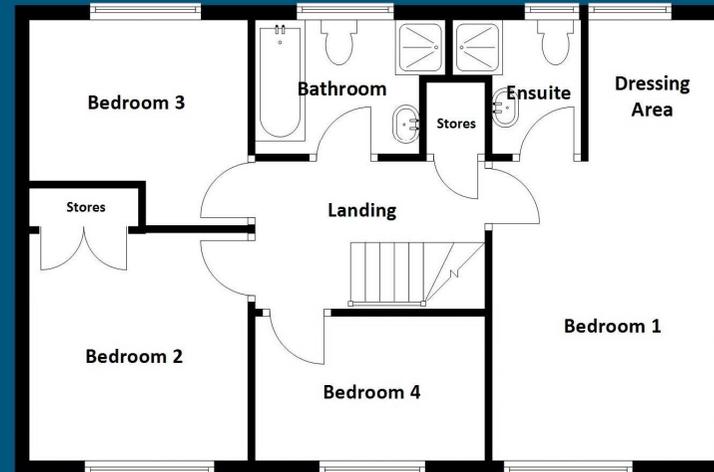




1 Froyle Close, Tetterhall

Total Floor Area: 1721.6sq feet (159.9sq 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.

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