



3 The Meadway, Tettenhall

A Beautifully Presented & Individually Designed Three Bedroom Detached Bungalow. In A Small Select Cul-De-Sac Of Tettenhall & Having Been Very Well Maintained By The Present Owners!

3 The Meadway, Tettenhall, Wolverhampton, WV6 8XH

Asking Price: £399,950

Tenure: Freehold

Council Tax: Band D – Wolverhampton

EPC Rating: D (64) No: 4036-6724-8600-0623-1226

Total Floor Area: 1,047.6sq feet (97.3sq metres) Approx.

No Upward Chain

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

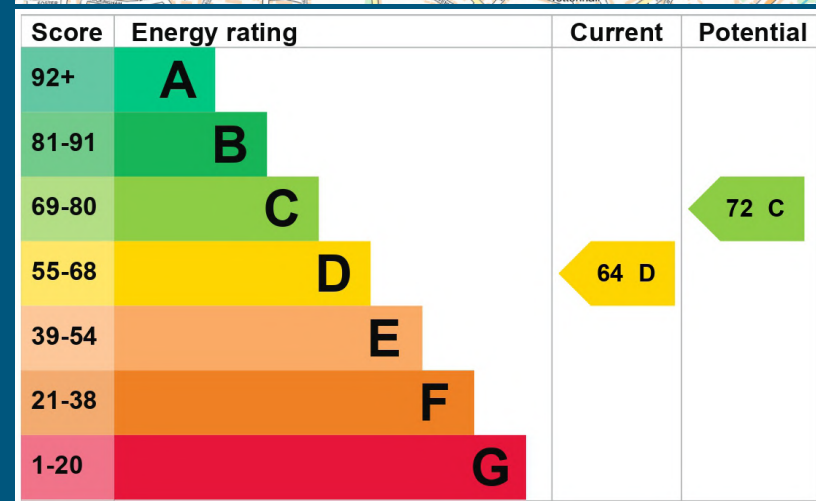
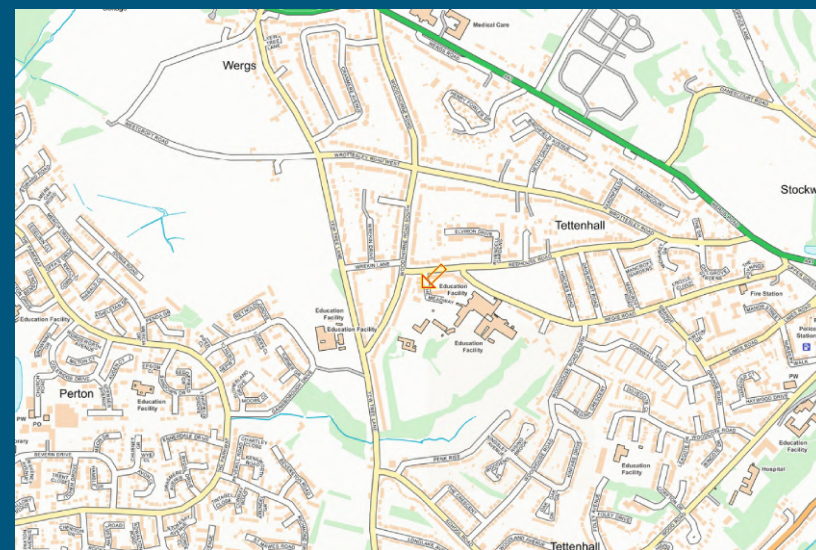
Broadband – Ofcom checker shows Standard & Ultrafast are available

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

Situated in one of the most sought after locations in Wolverhampton, located in a small cul-de-sac just off Redhouse Road and therefore a favoured address in Tettenhall, this most impressive & attractive detached bungalow has been extensively restyled over the years to create one of the finest examples of its type currently listed on the market, with internal inspection an absolute must!

Thoughtfully remodelled by the present owners to create a most charming interior, at approx. 1,047.6sq feet, the accommodation has been reconfigured and extended to utilise the maximum space. Perfect for purchasers requiring a quality property, ready to just move into, viewing will reveal many appealing features including neutral décor throughout, double glazed windows & doors including the porch & conservatory, a pleasant 20ft L-Shaped living room with dining area and a bespoke breakfast kitchen with utility/ second kitchen. The accommodation now includes reception porch to entrance hall with storage cupboards, a comfortable living room with dining area at front and a smart shower room. The kitchen area has been redesigned to now include a 16ft breakfast kitchen with a separate second kitchen/ utility which could be used for a multitude of purposes. At the rear of the bungalow are three bedrooms with one of the rooms having a double glazed conservatory adjacent and therefore adding to the versatility of the living accommodation. In the inner hall, a loft hatch leads to the large attic space which could of course be converted to create additional accommodation if required (Subject to Planning Permission). At the front of the property is an 'In & Out' driveway providing ample off road parking. The fully stocked rear garden has also been thoughtfully landscaped to create a beautiful & tranquil setting, whilst maintaining the maximum privacy and offers excellent useable outdoor space.

Located in one of the most sought after locations in Tettenhall, The Meadway is 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 is only 1.4miles away and of course perfect for golf enthusiast, having a number of popular courses within a short distance. The area is also served well for excellent schooling in both sectors and appropriate for superb transport links together with the facilities at Tettenhall Wood, Perton & Codsall are similarly only minutes 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:



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Porch: PVC double glazed leaded door with matching side windows and laminate flooring. **Entrance Hall:** Internal PVC double glazed opaque leaded door, floor to ceiling built in cloaks cupboard, radiator, coved ceiling laminate flooring and loft hatch.

Living Room with Dining Area: 19'9" (6.02m) x 18'1" (5.51m)

Marble style fire place & hearth with decorative surround & electric coal effect fire, two radiators, coved ceiling, laminate flooring, internal full height opaque glazed picture, double glazed leaded window to side and matching bow window to front.

Kitchen One/ Utility: 10'8" (3.25m) x 9ft (2.74m)

Fitted with a matching suite of laminate units comprising arrange of base cupboards, drawers & suspended wall cupboards, white ceramic single drainer sink unit with mixer tap, 4-ring gas hob with extractor hood over, plumbing for washing machine & dishwasher, coved ceiling, recessed ceiling spot lights, laminate flooring, double glazed window to rear and open archway to: **Breakfast Kitchen: 15'8" (4.79m) x 8'4" (2.54m)**

Fitted with a matching suite of laminate units comprising arrange of base cupboards, drawers & suspended wall cupboards, white ceramic single drainer sink unit with mixer tap, 4-ring induction hob with extractor hood over, built in Hotpoint twin oven, radiator, coved ceiling, recessed ceiling spot lights, laminate flooring, double glazed leaded window to front and matching French doors to rear terrace.

Shower Room: 6'11" (2.11m) x 6'1" (1.86m)

Fitted with a modern white suite comprising corner shower with chrome overhead rainfall shower & handheld spray, full width vanity unit with storage & recessed WC, chrome heated towel rail, stone style tiled walls, coved ceiling, extractor fan, porcelain style tiled flooring and double glazed leaded opaque window to side.

Bedroom One: 12'4" (3.77m) x 9'11" (3.02m)

Having a range of built in bedroom furniture including wardrobes & overhead stores, radiator, coved ceiling, laminate flooring and double glazed leaded window to rear.

Bedroom Two: 11'9" (3.58m) x 9'1" (2.77m)

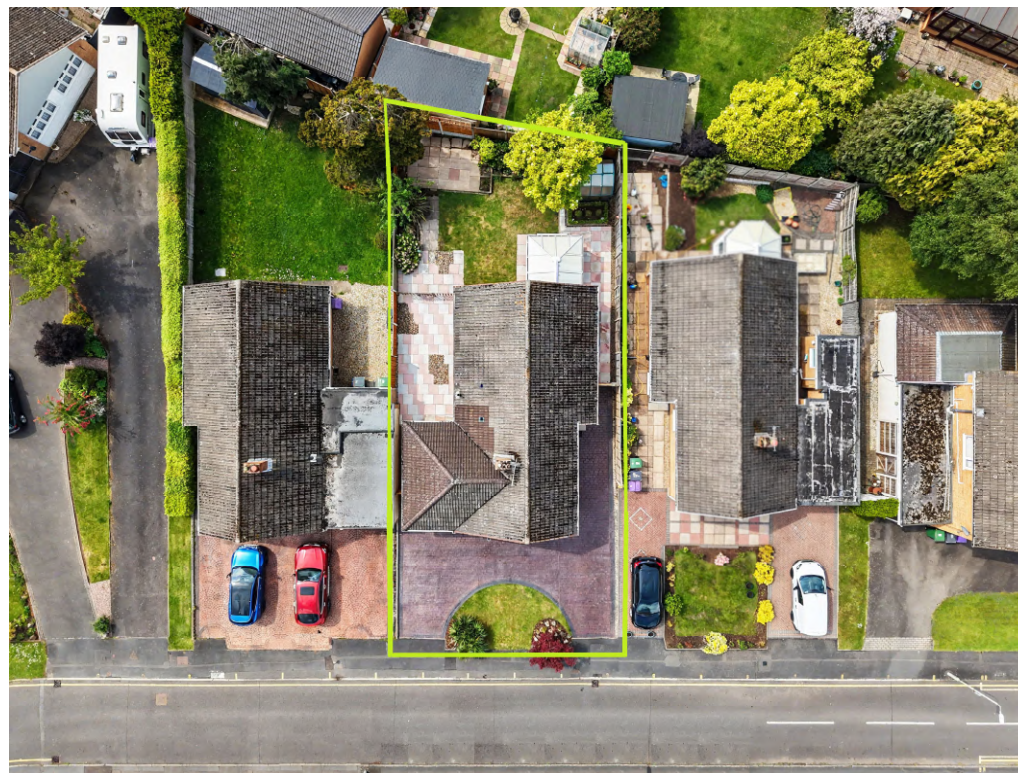
Radiator, coved ceiling, laminate flooring and internal double glazed double doors to: **Double Glazed Conservatory: 9ft (2.75m) x 8'2" (2.50m)** Ceiling lights & fan, laminate flooring and double doors lead to the garden.

Bedroom Three: 8'6" (2.58m) x 8'3" (2.52m)

Radiator, coved ceiling, laminate flooring and double glazed leaded window to side.

Rear Garden: The enclosed west facing rear garden has not only been landscaped to provide a most pleasant setting but also creating exceptional useable outdoor space. Enjoying the maximum privacy, the garden includes a large paved terrace from the breakfast kitchen with rockeries, gated side entry & picket fencing. At the rear, further matching paths & patios surround the centre lawn, flower beds with a variety of shrubs & trees, greenhouse, exterior lighting surrounding fencing and a further 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.













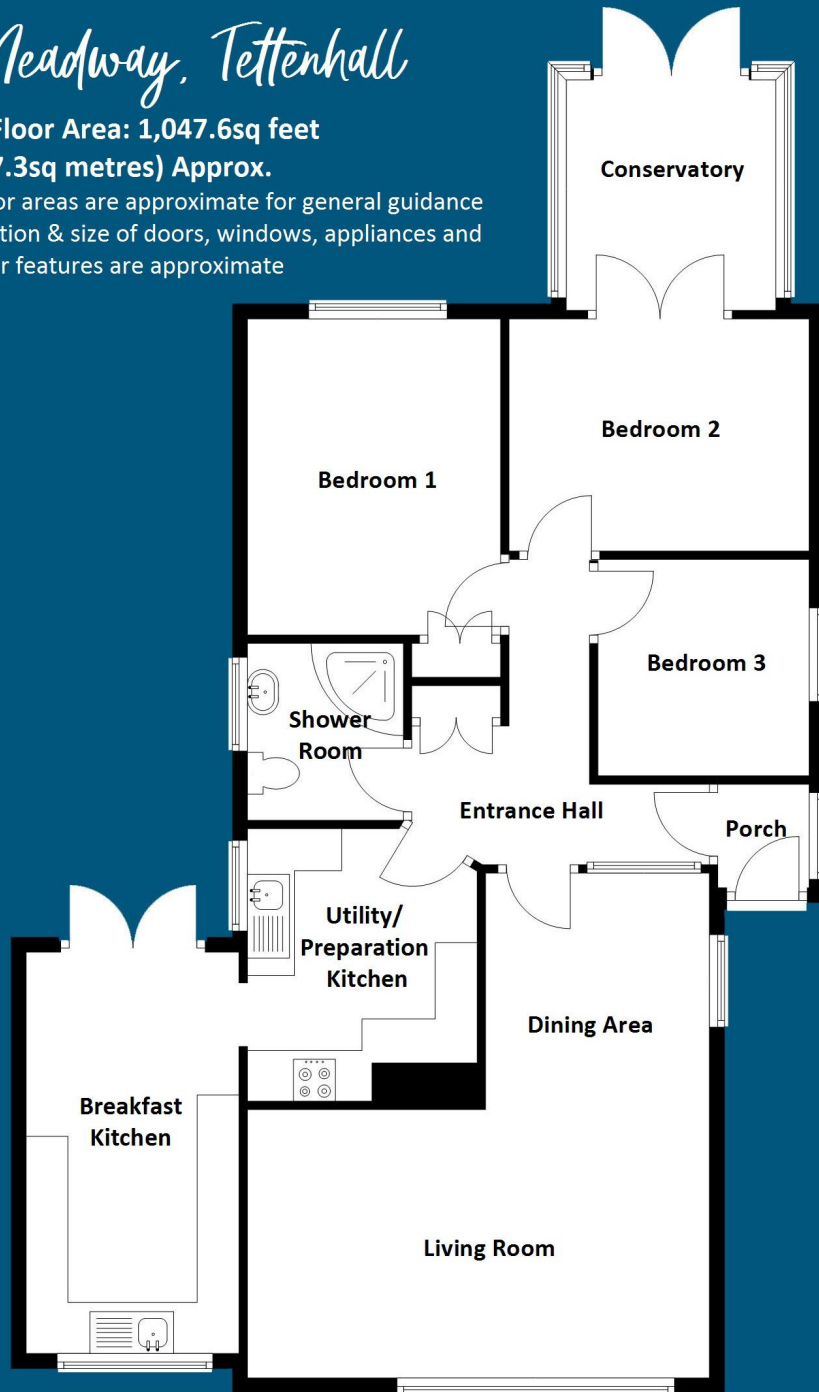




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Total Floor Area: 1,047.6sq feet
(97.3sq metres) Approx.

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.

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