



19 Dovecote Close
Tettenhall, WV6 8NA

peterjames
PROPERTY

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Tettenhall – 0.5 miles

Wolverhampton – 2.9 miles

(Distances are approximate)

An exceptionally well-presented 2-3 bedroom detached house on a short private driveway, just off a quiet cul-de-sac.

Porch
Hall
Lounge
Breakfast kitchen
Utility
Downstairs WC
Two double bedrooms
Dressing room/third bedroom
Bathroom
Garage
Driveway parking
Good-sized rear garden



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At the end of a quiet Tettenhall cul-de-sac, a short driveway offers private access to just two properties, including this excellent 2-3 bedroom detached house. Tucked into an end-plot and discreetly positioned, this beautifully presented home is only a few minutes' walk from Christ Church Junior school and within easy reach of Tettenhall's charming village centre. The property is finished to a tasteful contemporary standard throughout, with a welcoming hall and downstairs WC, leading towards a comfortable lounge with wood-burner style fireplace. The sizeable breakfast kitchen features solid stone worktops, a Belfast sink, and doors to the rear garden, served by an invaluable utility. Upstairs, the stylish modern bathroom sits alongside two excellent double bedrooms. The third bedroom is currently appointed as a chic dressing room with fitted wardrobes and is alternatively ideal as a home office. Outside, the property boasts considerable parking and turning space before the garage, and a well-presented garden can be found to the rear.



At the front of the property a door opens to a **porch** with a further door leading into the spacious **hall**, laid with attractive oak-effect flooring. On the right-hand side, the **lounge** is a good-sized reception room arranged around a charming wood-burner and lit by a wide, front-facing window. At the rear of the hall, one enters the generously proportioned **breakfast kitchen**, a beautiful space furnished with pale biscuit units and crisp white worktops, having sliding doors to the rear garden. In addition to a Belfast sink, a range cooker with gas hob, and a dishwasher, the kitchen includes space for a fridge-freezer and plenty of room for a breakfast table. The **utility** is provided off the kitchen, fitted to match the kitchen and offering doors to the garden and **downstairs WC**, alongside an internal door to the garage.

On the left-hand side of the hall, stairs rise to the first-floor landing beside a window at the side of the property. A linen cupboard offers storage off the landing and the **bathroom** can be found at the rear, benefitting from chic contemporary styling with a white suite, including a luxurious freestanding bath and a walk-in shower. The **second bedroom** is also located at the rear of the property overlooking the garden and is a spacious double. At the front aspect, the **master bedroom** is of an excellent size and benefits from extensive fitted wardrobes in light grey. **Bedroom three** is adjacent,

currently furnished as a very attractive dressing room with cream fitted wardrobes, alternatively ideal as a home office or single bedroom.

Tucked into the end of the cul-de-sac, the property boasts extensive parking and turning space, with a neat lawn and shrubbery bed to the front of the house. A dark up-and-over door on the left reveals the **single garage** and the garden can be accessed via a gate to the left-hand side of the house. At the rear, the garden is of a good size with a neat lawn and a paved, full-width patio, connected to a second patio at the rear by a matching stone path. The garden is enclosed by high timber fencing and includes planted borders.

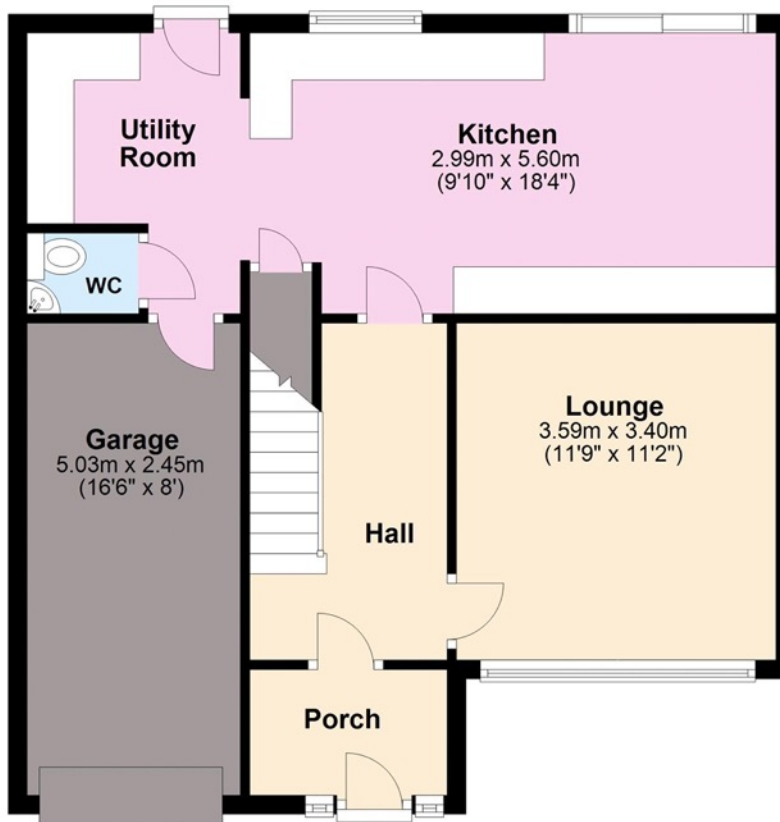
Situation

Enviably positioned at the end of a quiet cul-de-sac just a short distance from Tettenhall's verdant Upper Green and High Street, this excellent family home is ideal for accessing the excellent amenities within the village, including unique independent retailers and eateries alongside larger stores and services. A choice of well-regarded schooling is located nearby, with Christchurch Junior School only four minutes' walk from the property. A selection of other schools are provided close at hand across both sectors,

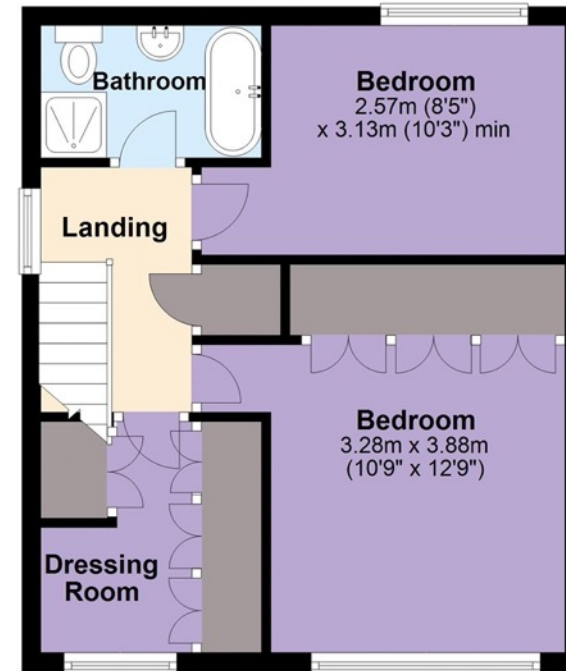
including Tettenhall College, Newbridge Preparatory, Woodthorne Primary, Tettenhall Wood School, and Christchurch Infant School. The property is ideal for commuting from, just a couple of minutes from the A41, within easy distance of the A449, and 15 minutes from the M54, connecting to the M6. A bus stop is also only seven minutes' walk away on Wood Road, and the city centre provides rail links just a fifteen-minute drive away.

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Ground Floor



First Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.

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EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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2 High Street, Tettenhall, WV6 8QT
Tel: 01902 754777

Email: sales@peterjamesproperty.com
www.peterjamesproperty.com