



ELLEN
PLACE

4 Ellen Place, Henry Fowler Drive
Tettenhall, WV6 8UD

peterjames
PROPERTY

4 Ellen Place

Tettenhall – 1.0 miles

Wolverhampton – 3.2 miles

(Distances are approximate)

A superb 2-bedroom ground-floor apartment in a desirable modern building at the end of Henry Fowler Drive.

Hall

L-shaped open plan kitchen, living and dining space

Utility

Master bedroom with ensuite

Second double bedroom

Bathroom

Patio

Private gated parking

Intercom and secure entry



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Located on the ground floor of a modern, purpose-built, three-storey apartment building, this luxurious 2-bedroom ground-floor apartment can be found within an exclusive David Wilson Homes development in leafy Tettenhall. The development is arranged around pristine, sweeping driveways lined with trees and neat landscaping, sitting very conveniently just off the A41. This apartment complex is well set back from the road in a very quiet position, behind secure electric gates with plenty of private parking. With an invaluable patio at the front elevation, the property is presented in accordance with a high-end specification and enjoys comfortable proportions throughout, including a wonderful open plan living and dining space with a contemporary kitchen area. A useful utility is provided, unusual in apartments and benefitting from granite worktops, while the reception area features Tri-folding doors to the patio. Having a stylish en suite, the master bedroom is of an excellent size and the property enjoys a useful second double room, served by a spacious bathroom.



The apartment's front door opens to a long **hallway** with a substantial cloak store on the left. At the end of the hall, the bright, open-plan L-shaped **kitchen, living, and dining area** is laid with oak-effect flooring and is very well-presented, lit by double windows. Tri-folding doors open to the apartment's own patio, a wonderful suntrap ideal for evening drinks or morning coffee. Plenty of space is available for dedicated living and dining areas either side of the kitchen area, furnished with white units topped by lengths of sleek, black granite. A dropped-end, built-in breakfast table offers dining space and integrated appliances include an eye-level double oven, a wide gas hob, dishwasher, and fridge-freezer. Off the hall, the **utility** is furnished to complement the kitchen, with ample space and provisions for laundry appliances.

The stylish **bathroom** is located to the left-hand side of the hallway, tiled in chic, modern neutrals and having a very smart,

white suite including a bath and a large, walk-in shower. To the right of the front door, **bedroom two** is an excellent double benefitting from fitted wardrobes. The luxurious **master bedroom** is adjacent, pleasantly spacious with a wide triple window, a door to the patio, and stylish fitted wardrobes. Off the master, the **en suite** boasts a walk-in shower and attractive contemporary tiling.

The apartment building is approached via Henry Fowler Drive, travelling through pleasant landscaped public areas with mature trees. The building is set behind electric gates and boasts plenty of parking, secure entry, and an intercom system. To the rear, this exclusive apartment complex boasts immaculate communal gardens with a manicured lawn, planted borders, and a paved patio.

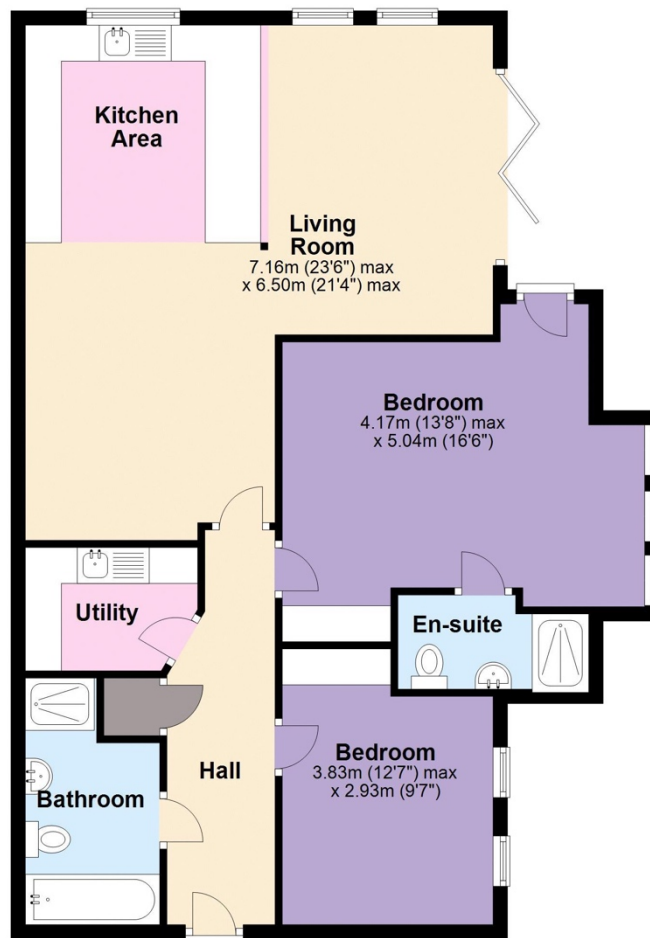
Situation

Within the leafy environs of western Wolverhampton's picturesque Tettenhall, this apartment can be found on the ground floor of a luxurious apartment building, at the end of Henry Fowler Drive. A modern David Wilson Homes development, Henry Fowler Drive offers exclusive living in a much-desired location, just off the A41 Wergs Road with easy access to both the local road network and to the city centre. Tettenhall's idyllic Upper Green is within a short walk of the property, offering village-style living coupled with a relaxed ambience, providing essential amenities, cosy coffee shops, and charming boutique stores.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.

Ground Floor

Approx. 90.0 sq. metres (968.6 sq. feet)



Total area: approx. 90.0 sq. metres (968.6 sq. feet)

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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