



14 Maythorn Gardens
Tettenhall, WV6 8NP

peterjames
PROPERTY

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Tettenhall – 0.6 miles

Wolverhampton – 3.1 miles

(Distances are approximate)

A beautifully renovated and vastly improved 4-bedroom detached house on a peaceful cul-de-sac close to the centre of Tettenhall

Hall

Downstairs WC with under floor heating

Large Dayrooms dining kitchen

Utility

Impressive lounge

Snug/office

Second side entrance

Triple-aspect master bedroom with ensuite

Three further double bedrooms

Family bathroom

Double garage

Driveway parking

Rear garden with woodland



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At the front of the property, one enters to the very well-presented **hall**, laid with herringbone-style Amtico flooring and having a sizeable cloak store on the left, behind double doors. The adjacent **downstairs WC** boasts contemporary fittings, underfloor heating, and chic patterned floor tiles. Continuing along the hall, one reaches a useful **snug or study** on the left with a garden-facing window. The L-shaped hallway extends to the right, passing double doors which open onto the very impressive **24ft lounge**, illuminated by dual-aspect, full-height windows to the rear, featuring LED pelmet lighting. Enjoying glorious views over the property's very own woodland, the lounge is arranged around a wide inglenook fireplace with oak beam and matte black tiled hearth, occupied by a superb Norwegian wood-burning stove by Rais. Framed by slim feature windows, the wood-burner boasts hands-off CleverAir technology which automatically regulates air flow. At the end of the hall, another set of double doors reveal a beautifully appointed **breakfast kitchen**, approximately the same length as the lounge and lit by wide patio doors to the rear. Having contemporary matte-finish, soft-close units in white and grey, fitted by Dayrooms and topped with lengths of crisp white quartz, the kitchen features Amtico flooring and a large rectangular island, with a double-sided breakfast bar, sink, and Quooker instant boiling water tap.



A comprehensive range of integrated Neff appliances is provided, including eye-level Slide&Hide double ovens, a halogen hob, waste storage, a dishwasher, and a full-height fridge, plus space to install a microwave if desired. The dining area is fitted with an excellent, handmade bespoke bench seat upholstered in a luxuriant shade of plum, framed by two internal doors; one to a small hallway leading to the garage and one continuing to the spacious, light **utility**, offering plenty of space for additional appliances beside a full-height window to the driveway

From the hall, a dark grey open-tread staircase on the right climbs to a central landing, with contemporary tempered glass balustrading. The **master bedroom** is located at the top of the stairs and is of an excellent size, benefitting from triple-aspect windows and considerable fitted storage, including five double wardrobes, overhead cupboards, drawers, and bedside units. Off the bedroom, the **en suite** is pleasantly spacious and modern, having a white suite with walk-in power shower, vanity storage, two heated towel rails, and store cupboard off. A linen store is provided off the landing and the **family bathroom** can be found opposite the master, finished to a very good standard with attractive black and white flooring and a white suite, encompassing a bath with shower over. The landing continues to the rear of the property passing **bedroom four** on the left, an

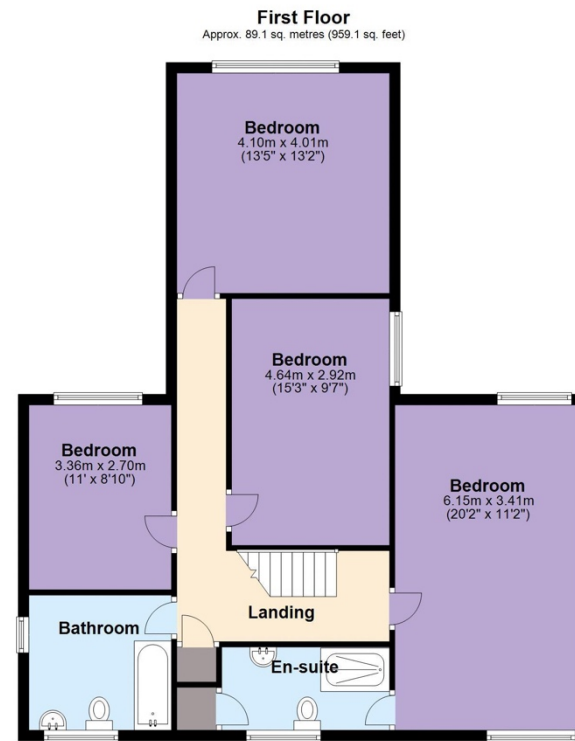
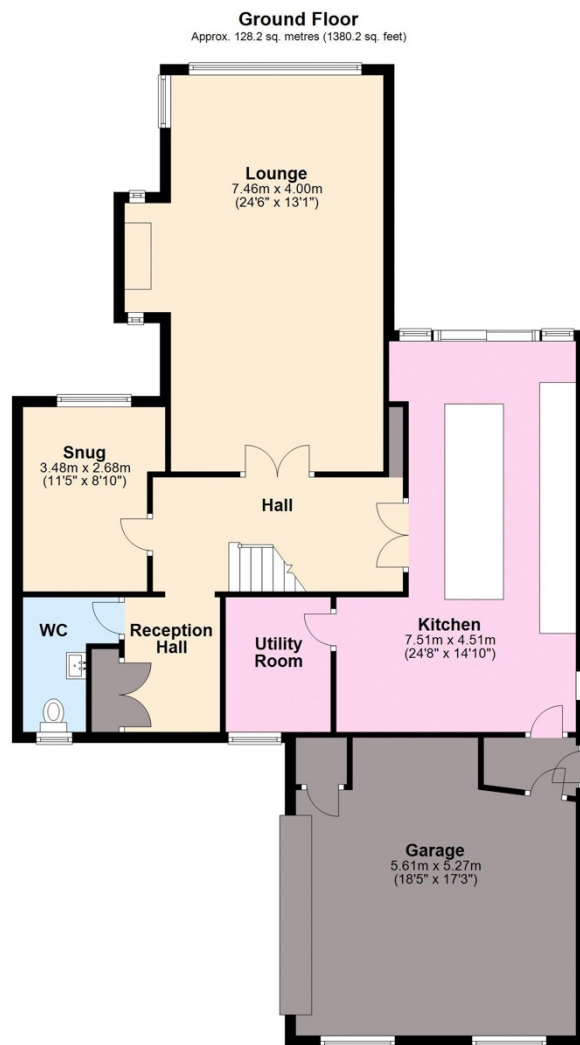
ample double with garden and woodland views. Across the landing, the **third bedroom** is a further generous double room, while **bedroom two** is a large double at the rear of the property with glorious views across the property's own woodland.

This exceptionally well-presented family house boasts a very attractive exterior behind block-paved driveway parking. A **double garage** with automatic door is positioned to the right, having double windows and a store cupboard. Fitted units with a sink are set into an alcove to prevent them protruding into the garage space. With lawn space to the left of the driveway, gates on both sides of the house offer access to the rear garden on both sides. The property sits on a very large plot extending down towards the valley below; a garden is provided immediately behind the house with two patio areas, a lawn, and planted beds. Log storage is available at the base of the new external chimney breast. Beyond this, the remainder of the plot is heavily wooded and would be ideal for families with children eager to explore, offering a mix of evergreen and deciduous trees which mostly maintains itself.

Situation

This wonderful family home is situated within a peaceful cul-de-sac in sought-after Tettenhall, one of Wolverhampton's most desirable western suburbs. A short walk from picturesque Upper Green, the property is within walking distance of the abundant amenities the village offers. Tettenhall boasts a selection of independent shops, well-loved eateries, and both traditional and chain retailers, all set against the backdrop of leafy village greens. Excellent schools are available nearby, particularly Tettenhall College just a short walk away, and a choice of primary schools is provided nearby. For commuters, Wolverhampton city centre is easily accessible, offering rail links to Birmingham and London. The property is within a short distance of the A41 and A449, while the M54 and M6 allow swift travel throughout the surrounding area.

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Total area: approx. 217.3 sq. metres (2339.3 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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