



9 Henry Fowler Drive, Woodthorne Grange, Tettenhall, Wolverhampton, WV6 8TN

BERRIMAN
EATON

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A superbly presented and extended four bedroom detached family home in the sought-after Woodthorne Grange development.

The property has been extended to the rear to create a superb living / dining / kitchen and the garage has been converted creating flexible living accommodation

LOCATION

9 Henry Fowler Drive is nestled at the heart of the modern and highly regarded David Wilson Homes development off the Wergs Road within easy reach of the centre of Tettenhall village. Tettenhall provides a full complement of local amenities and there is easy access to further, more extensive amenities afforded by the city centre. The area is well served by schooling in both sectors and the appeal of the property is further enhanced by the close proximity to the picturesque open spaces of Upper Green.

DESCRIPTION

The property was extended in 2023 creating a large, open plan living dining kitchen with bifold doors to the landscaped rear garden. There are three further reception rooms, a guest cloakroom and a laundry completing the ground floor. The first floor has four double bedrooms with an en-suite to the principal bedroom and a house bathroom. The house is beautifully presented throughout with an excellent level of appointment. The property further benefits from the installation of solar panels.

ACCOMMODATION

A composite door opens into the HALL with Karndean flooring, a useful cloaks and storage cupboard and a GUEST CLOAKROOM with WC, wash hand basin and Karndean flooring. The LOUNGE has Karndean flooring, wiring for a wall mounted TV, a contemporary electric fire and an open doorway into the focal point of the ground floor which is the extended LIVING / DINING / KITCHEN with porcelain floor tiling and integrated ceiling lighting throughout, two glazed atriums, wiring for a wall mounted TV, fitted cabinetry, ample space for dining and seating with bifold doors to the rear garden. The kitchen area has a range of cream fronted wall and base units with granite working surfaces with matching splash back with under counter lighting and breakfast bar end, an undermounted stainless steel sink with window over, integrated appliances including a five ring hob, double electric oven, dishwasher and fridge freezer and a door to the LAUNDRY with coordinating units to those in the kitchen with granite surfaces, space and plumbing for a washing machine and tumble dryer, a concealed wall mounted gas fired central heating boiler, porcelain tiled flooring, a composite door to the side and a door to the SITTING ROOM which previously formed part of the double garage and has been insulated and has underfloor heating, wiring for wall lights, a window to the side and a further door to the hall. The STUDY has Karndean flooring, built in furniture including desk, drawers and shelving and a window to the front.

Stairs with wooden balustrading rise to the first floor landing with access to the loft and a cupboard housing the pressurised hot water system. The PRINCIPAL SUITE has a large double bedroom with windows to the front, built in wardrobes and an EN-SUITE BATHROOM with a panelled bath, tiled shower cubicle, WC, twin wash basins, part tiled walls, integrated ceiling lighting and a window. There are THREE FURTHER DOUBLE BEDROOMS TWO, THREE all with built in wardrobes and the HOUSE BATHROOM has a panelled bath, tiled shower cubicle, WC, wash basin, tiled floor, part tiled walls, heated ladder towel rail and a window.

OUTSIDE

9 Henry Fowler Drive sits behind a DRIVEWAY laid in brick setts affording off road parking for several vehicles with a shaped lawn and shrubs to one side. The former garage has been separated to form a STOREROOM with electric light and power and the remainder is the sitting room, this could be easily returned to a double garage should buyers so wish.

There is gated side access with a path leading to the STYLISHLY LANDSCAPED REAR GARDEN with a large paved entertaining terrace, shaped lawn, raised sleeper beds with planted borders, external light and cold water supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows one of the four main providers has likely coverage indoors with all four having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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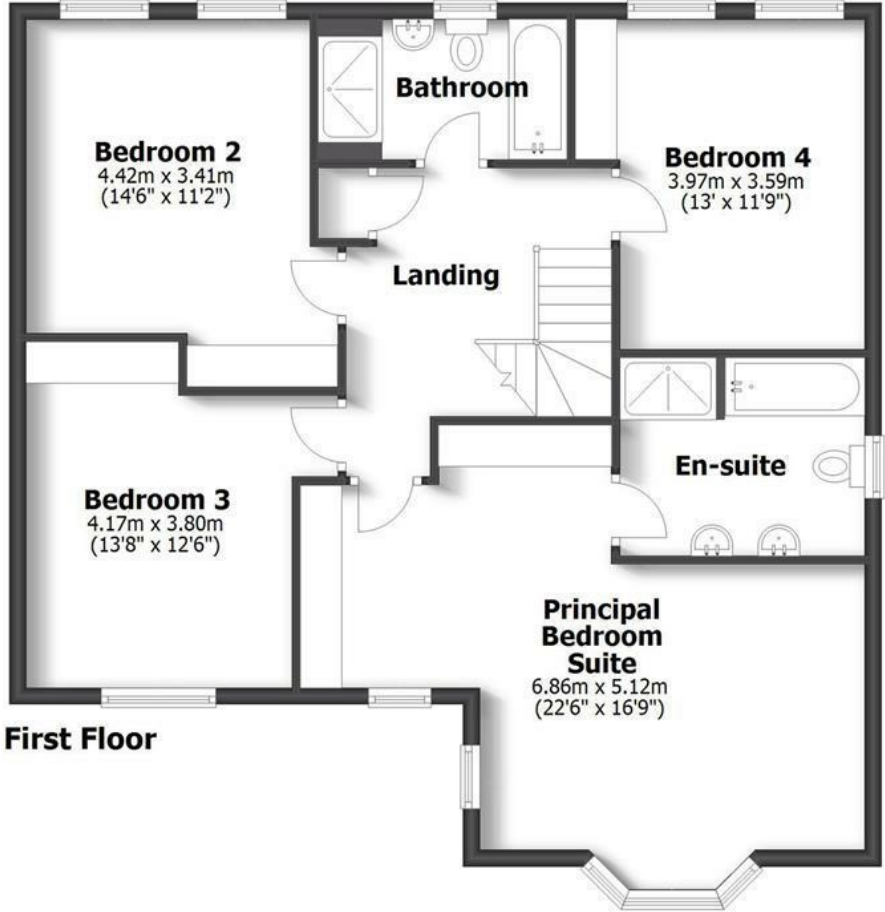
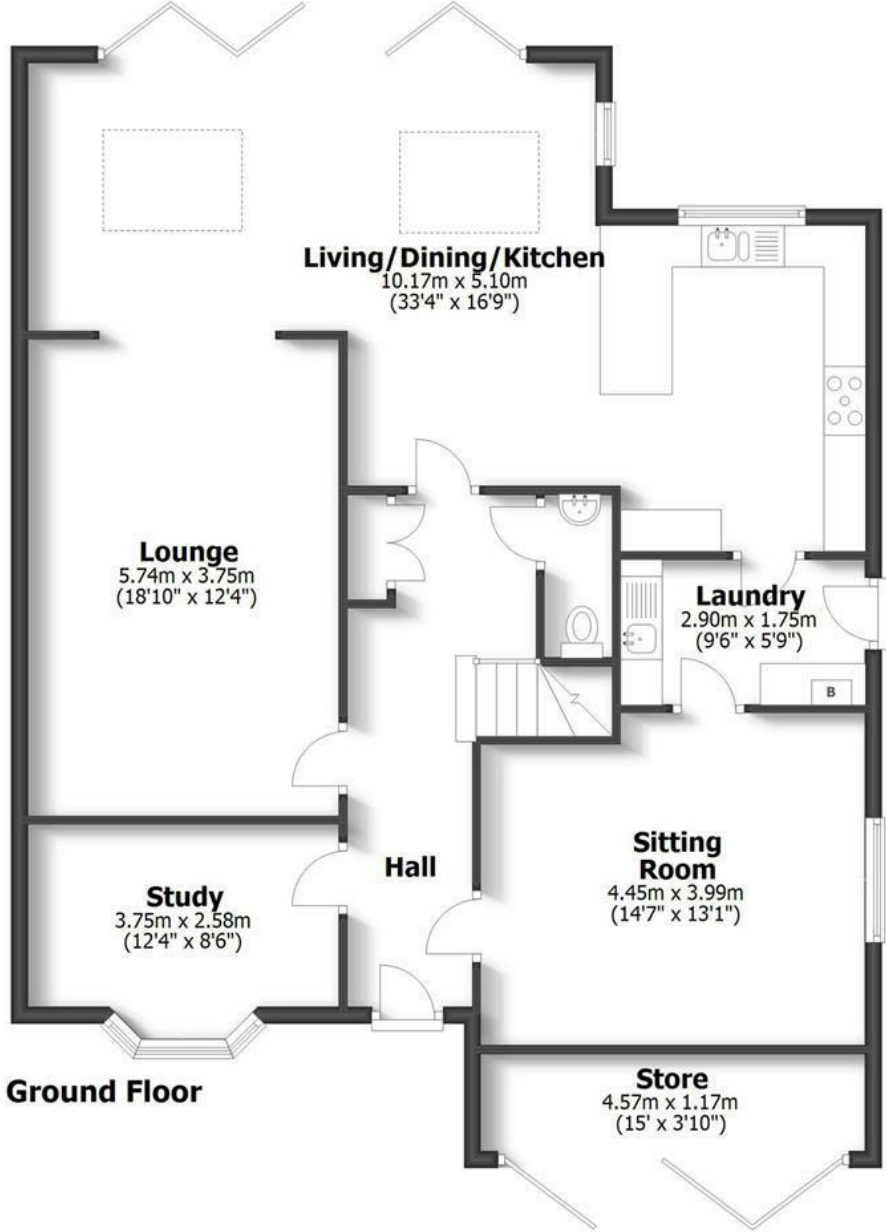
www.berrimaneaton.co.uk

Offers Around
£735,000

EPC: B

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.

9 HENRY FOWLER DRIVE
TETTENHALL



HOUSE: 202.2sq.m. 2177sq.ft.
STORE: 5.4sq.m. 58sq.ft.
TOTAL: 207.6sq.m. 2235sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE





