



3 The Heronry, Wightwick, Wolverhampton, WV6 8DY



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A beautifully presented, four double bedroom family home in a particularly sought after Wightwick, cul-de-sac location

## LOCATION

The Heronry lies just off Perton Brook Vale in an established and sought after residential development standing within Wightwick, one of the region's most highly acclaimed addresses.

The wide range of local amenities afforded by Tettenhall Village centre, Tettenhall Wood and the Compton Shopping Centre are nearby and there is easy access to the extensive amenities afforded by the city centre. Furthermore, the area is well served by schooling of high repute in both sectors.

## DESCRIPTION

3 The Heronry is an outstanding family home which has been much improved by the current owners during their tenure. The house offers beautifully presented, show home quality accommodation over two storeys which is appointed to the highest of standards throughout.

The ground floor layout is ideal for contemporary requirements with a large lounge, a stunning dining kitchen and a family room whilst all of the bedrooms are of a good size with a particularly notable principal bedroom suite.

The house is tastefully decorated throughout and there are double glazed windows and gas fired central heating.

## ACCOMMODATION

A front door with an inset fan light and a double glazed side window opens into the HALL with a dado rail, a useful under stairs cloaks and storage cupboard and a GUEST CLOAKROOM with a contemporary white suite of WC and wash basin set in a vanity unit with cupboards beneath, tiled floor and an obscured window to the front. The LOUNGE is a light and airy room with a double glazed bay window to the front, laminate flooring, coved ceiling, a gas fire set within a stone mantle and hearth and glazed double doors open into the outstanding DINING KITCHEN with a range of wall and base units with granite working surfaces with matching splash backs, integrated appliances to include a double Bosch oven, microwave, five ring Bosch gas hob with splash back and extractor fan over, the whole room benefits from spot lights and laminate flooring and there is a double glazed window and double glazed

patio door to the rear garden and a door to the LAUNDRY with a range of wall and base units to include a pull out larder, a roll top working surface, stainless steel sink and drainer, plumbing for a washing machine and dishwasher, space for a fridge freezer, spot lights and an internal door to the garage. A door from the kitchen opens into the FAMILY ROOM / PLAYROOM / HOME OFFICE with wiring for a wall mounted TV, double glazed window and double glazed door to the rear garden.

Stairs from the hall rise to the first floor landing with access to the loft and the airing cupboard housing the hot water cylinder with slatted shelving above. The PRINCIPAL BEDROOM SUITE is an excellent size double bedroom with a double glazed window to the front and an EN-SUITE SHOWER ROOM with a corner shower cubicle, WC and wash basin set in a vanity unit with cupboards beneath, tiled flooring, spot lights and an obscured double glazed window. BEDROOMS TWO, THREE AND FOUR are all double rooms in size with double glazed windows with the fourth bedroom having a built in shelved cupboard. The HOUSE BATHROOM has a contemporary white suite with a panelled bath with pencil shower attachment and aqua panelled walls, WC and wash basin set within a vanity unit with cupboards beneath, tiled flooring, spotlights and an obscured double glazed window.

## OUTSIDE

3 The Heronry stands behind a DRIVEWAY laid in printed block sets with a shaped lawn to one side and a planted border to the left leading to the GARAGE with an up and over door, two double glazed windows to the side, space and venting for a tumble dryer, space for a freezer, water softener unit, concrete flooring, electric light and power and an internal door to the laundry.

There is gated side access to the PART WALLED REAR GARDEN with a paved patio to the rear of the property with shaped lawn beyond, a further sun terrace to the rear, stocked borders, a raised vegetable garden and a shed. The garden benefits from an external sensor light and a cold water supply.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND F - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

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Offers around  
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EPC: tbc

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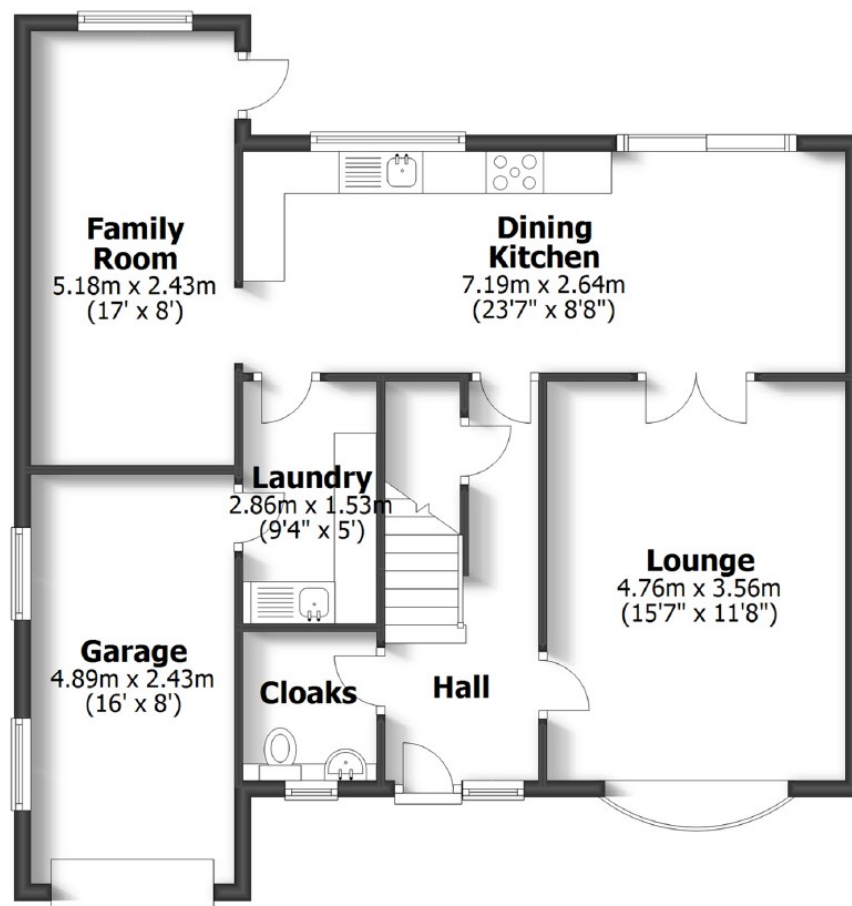
### 3 THE HERONRY WIGHTWICK

HOUSE: 133.5sq.m. 1437sq.ft.

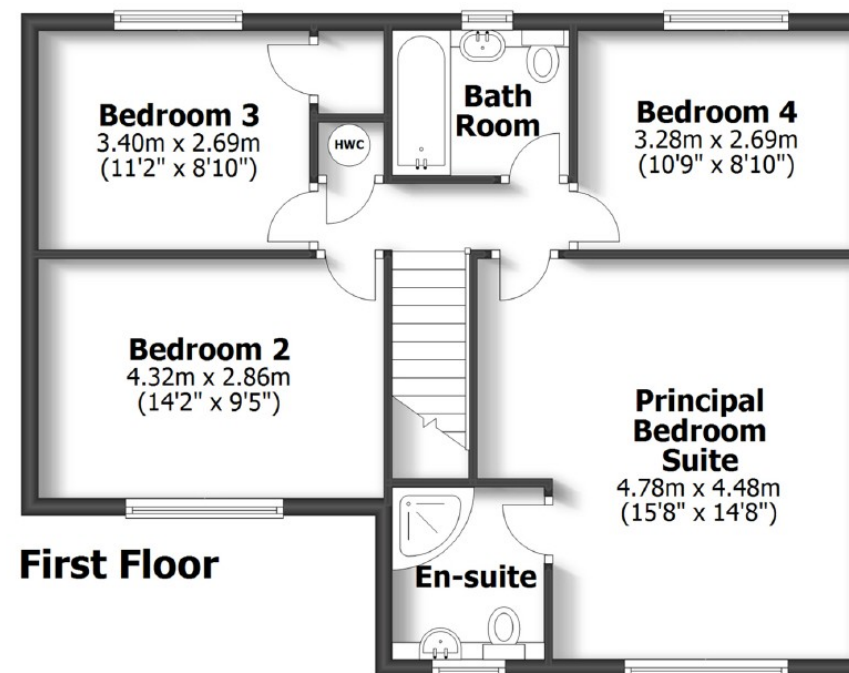
GARAGE: 11.9sq.m. 128sq.ft.

**TOTAL: 145.4sq.m. 1565sq.ft.**

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



**Ground Floor**



**First Floor**



