



83 Cranmere Avenue, Tettenhall, Wolverhampton, WV6 8TR

BERRIMAN
EATON

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A superbly situated and well presented family home with room of generous proportions throughout and with ample scope for extensions (STPP)

LOCATION

The property stands on Cranmere Avenue in a highly regarded residential area. The wide ranging facilities of Tettenhall Village are nearby as are the picturesque open spaces of the Upper Green and Wolverhampton City Centre is within easy reach.

DESCRIPTION

83 Cranmere Avenue is a charming residence which has been well maintained over the years and which provides excellent living accommodation over two floors. The layout of the accommodation is flexible in use with two bedrooms and bathroom to the first floor together with a third bedroom to the ground floor and two good reception rooms and a breakfast kitchen.

According to individual buyers own requirements there is ample scope for extension and alteration, subject to gaining all of the usual and necessary consents and permissions.

The house is well presented throughout with modern kitchen and bathroom suites, double glazing and gas fired central heating.

ACCOMMODATION

Double glazed double doors open into the PORCH with a double glazed door with coordinating side panels opening into the HALL which provides a light and airy entrance to the house with ceiling coving, a cloaks and storage cupboard, stairs rising to the first floor, wiring for wall lights and a GUEST CLOAKROOM with a fitted suite of WC and pedestal basin with tiled splash back and a double glazed side window. The LOUNGE has a light corner aspect with double glazed windows to both the front and side, a living flame coal effect gas fire standing within an elegant surround, wiring for wall lights, ceiling coving and sliding glazed doors opening into the DINING ROOM which is a well proportioned room with double glazed French doors and windows to the rear garden and ceiling coving. The BREAKFAST KITCHEN has a full range of modern wall and base mounted cupboards providing ample storage space, a stainless steel sink, space for a gas cooker and plumbing for a dishwasher, ample space for dining, a double glazed window overlooking the rear garden and a door to the LAUNDRY with plumbing for a washing machine, a warm air central heating boiler, a double glazed side door and a door to a CLOAKROOM with WC and double glazed side window. To the ground floor is also BEDROOM THREE which is a good double room in size with a double glazed front window and coved ceiling.

A staircase with decorative cast iron balustrading rises to from the hall to the galleried first floor landing with a double glazed side window, access to the roof space, coved ceiling and an airing cupboard with slatted shelving and hot water cylinder. BEDROOM ONE is a good double room in size with a double glazed window overlooking the rear garden, ceiling coving and access to a useful under eaves storage area. BEDROOM TWO is also a good double room in size with a double glazed front window and access to an under eaves storage cupboard. The BATHROOM has a fitted suite with a panelled bath, separate fully tiled corner shower and pedestal basin, part tiled walls and a double glazed window and there is a separate CLOAKROOM with a WC and double glazed window.

OUTSIDE

The house stands in a generous plot with an excellent frontage which is laid in tarmacadam providing ample off street parking for several vehicles with a dual entrance CARRIAGE DRIVEWAY approach, a semi-circular, stocked front bed, borders to the side and a GARAGE which is tandem in length with a concrete floor, electric light and power, a work bench to the rear, wall shelving, a rear window and a courtesy door to the garden.

Gated side access from the front leads to the delightful REAR GARDEN with a paved patio to the rear of the property, well stocked beds and borders with a profusion of flowering plants and low growing shrubs, a shaped rear lawn and a timber and glass SUMMER HOUSE.

We are informed by the Vendors that all main services are connected and there is warm air central heating.

COUNCIL TAX BAND F - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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Offers Around
£475,000

EPC: E

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.



**83 CRANMERE AVENUE
TETTENHALL**

HOUSE: 142.9sq.m. 1538sq.ft.
 GARAGE: 31.9sq.m. 344sq.ft.
TOTAL: 174.8sq.m. 1882sq.ft.

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



