



75 Yew Tree Lane, Tettenhall, Wolverhampton, WV6 8UQ

BERRIMAN
EATON

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A well presented three bedroom detached property set in a large plot in a popular and sought after residential location.

LOCATION

Yew Tree Lane is a popular and sought after address standing on the fringes of Tettenhall with its comprehensive array of everyday shopping facilities. There is easy access to the City Centre, the picturesque open spaces of the Upper Green are nearby and the area is well served by schooling in both sectors. There is convenient access to the motorway network via Junction 3 of the M54 at Tong and public transport can be found nearby along the Wergs Road (A41).

DESCRIPTION

75 Yew Tree Lane underwent a full refurbishment when the current owners purchase in 2015. New windows were fitted along with a new boiler and radiators, new kitchen and bathroom suites, water based under floor heating to the dining room and the kitchen and full decoration throughout including some replastering and new internal doors.

There is well proportioned accommodation over both floors including lounge, kitchen, dining room, three bedrooms and a bathroom. There is a large driveway to the front, the garage has been shortened so it now offers a good storeroom with the remainder providing the basis for the dining room.

ACCOMMODATION

A double glazed PORCH with tiled floor and integrated lighting has a double glazed composite door opening into the HALL with stripped wooden flooring, a useful cloaks and storage cupboard with a double glazed window to the porch and an understairs storage cupboard. The through LOUNGE is a large reception room with a double glazed walk in bay window to the front, double glazed French doors with side windows to the rear, coved ceiling, a contemporary gas fire with wooden beam over and wiring for a wall mounted TV. The KITCHEN has a range of gloss fronted wall and base units with granite working surfaces, an undermounted stainless steel sink with double glazed window over, space for a fridge freezer, space for a range style cooker with extraction chimney above, integrated Hotpoint dishwasher, underfloor heating and integrated ceiling lighting. The DINING ROOM has been created from the original garage and has double glazed French doors and a full height double glazed window to the rear garden, wiring for a wall mounted TV, integrated ceiling lighting, coved ceiling, underfloor heating and an internal door to the storeroom.

Stairs from the hall rise to the first floor landing with a double glazed window to the side, coved ceiling and access to the loft which has been boarded and plastered and has electrical points and a roof light. BEDROOM ONE is a good size double room with coved ceiling and a double glazed window to the rear, BEDROOM TWO is also a double room in size with coved ceiling and double glazed window overlooking fields to the front and BEDROOM THREE has a double glazed window to the rear. The BATHROOM has a white suite with a P-shaped bath with shower over with waterfall head and separate hose, pedestal wash basin, WC, tiled floor, tiled walls, integrated ceiling lighting and an obscured double glazed window. There is a separate CLOAKROOM with WC, wash basin with vanity cupboard beneath, tiled floor, part tiled walls, integrated ceiling and a double glazed window.

OUTSIDE

75 Yew Tree Lane sits behind a walled front garden with a shaped lawn, large DRIVEWAY laid in tarmac leading to the STOREROOM with an up and over door, electric light and power, plumbing for a washing machine and tumble dryer, a wall mounted Worcester Bosch boiler and an internal door to the dining room.

Gates from either side of the property have paved paths to the low maintenance REAR GARDEN with a full width paved patio, a large lawn with fencing to the borders, a shed, GARDENERS WC with wash basin, external cold water supply and external power points.

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

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EPC: D

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.



75 YEW TREE LANE TETTENHALL

HOUSE: 118sq.m. 1270sq.ft.
STORE ROOM: 12.7sq.m. 137sq.ft.
TOTAL: 130.7sq.m. 1407sq.ft.

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



