



38 Foley Avenue, Tettenhall, Wolverhampton, WV6 8LX

BERRIMAN
EATON

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A superbly situated dormer residence providing deceptively spacious living accommodation over ground and first floors in a highly regarded residential area.

LOCATION

Foley Avenue stands within easy reach of the excellent and wide ranging facilities available within both Tettenhall Village and Tettenhall Wood and there is easy access to the City Centre and the property is particularly conveniently located for excellent schooling in both sectors.

DESCRIPTION

38 Foley Avenue is a dormer style residence with flexible accommodation with two bedrooms and a bathroom to the upper floor together with two bedrooms and a bathroom to the ground floor making the house ideal for multi-generational occupancy. The rooms are all of good proportions and the house has been well maintained over the year and benefits from double glazing and gas fired central heating.

ACCOMMODATION

An enclosed, double glazed PORCH has a front door with glazed panels to either side leading to the HALL with laminated flooring, coved ceiling and wiring for wall lights. There is a large LIVING ROOM which provides ample space for both lounge and dining areas. There is a living flame coal effect gas fire standing in a stone surround with marble mantle and hearth, a double glazed patio door and windows to the rear garden, wiring for wall lights and ceiling coving. The KITCHEN has a full range of wall and base mounted cabinets with a four ring gas hob, electric oven and grill, an integrated fridge and freezer, plumbing for a dishwasher, a useful utility cupboard with plumbing for a washing machine and a wall mounted Worcester Bosch gas fired central heating boiler, tiled floor and part tiled walls. A door opens into the CONSERVATORY which is fully double glazed with tiled floor, a French door to the garden and a central heating radiator helping to make the room usable all year round.

BEDROOM TWO is a double room in size with a range of good quality fitted furniture including wardrobes, cupboards above the bedhead recess, coordinating bedside tables and a knee hole dressing table with chests of drawers to either side, wiring for wall lights, a double glazed window to the front and ceiling coving. BEDROOM THREE is a good room in size with fitted wardrobes with cupboards above the bedhead recess and a double glazed window to the front. There is a BATHROOM with a corner bath, separate fully tiled shower, pedestal basin, linen cupboard with slatted shelving, a double glazed side window, tiled floor and part tiled walls together with a separate WC with a window and tiled floor.

A staircase with turned balustrading rises to the upper floor landing. BEDROOM ONE is a particularly impressive room in size with fitted cupboards, drawers and knee hole dressing table together with a built in wardrobe and two double glazed roof lights. BEDROOM FOUR is currently used as an office and would be an ideal space for those wishing to work from home. There is a fitted desk and fitted book and display shelving, a built in wardrobe and a double glazed roof light. There is a first floor BATHROOM with a white suite of a panelled bath, pedestal basin and WC, laminated flooring, storage cupboards, part tiled walls and a double glazed roof light.

OUTSIDE

The property stands behind a wide frontage with a DRIVEWAY laid in tarmac providing ample off street parking and a shaped front lawn. There is an integral GARAGE and secure side access to the delightful REAR GARDEN with a large, paved patio to the rear of the house with a shaped lawn beyond with well stocked beds and borders and a greenhouse. There is an external cold water tap.

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.
The property is FREEHOLD.

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Offers Around
£445,000

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.



38 Foley Avenue
Tettenhall

HOUSE: 173.1sq.m. 1863sq.ft.
GARAGE: 13.9sq.m. 150sq.ft.
TOTAL: 187sq.m. 2013sq.ft.

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



