



Fern House, Links Avenue, Tettenhall, Wolverhampton, WV6 9QF

BERRIMAN
EATON

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A particularly spacious, detached family home standing within a large plot of approximately 0.3 acres at the head of a small and exclusive Tettenhall cul-de-sac

LOCATION

Links Avenue is a highly regarded cul-de-sac of substantial properties of individual merit and character which lies just off the Codsall Road in a desirable address. Fern House stands at the head of Links Avenue and has a beautiful rear garden which adjoins the South Staffordshire Golf Course to the rear.

Local amenities are available within Claregate, there is easy access to the further amenities afforded by both Tettenhall and Codsall Village centres, Wolverhampton City Centre is within easy reach and the area is particularly well served by schooling in both sectors.

DESCRIPTION

Fern House is an exceptional family home with rooms of superb proportions over both ground and first floors. There is a fine flow to the ground floor providing some degree of flexibility of use according to individual buyers with ample bedroom provision to the first floor.

The property is well-appointed throughout with kitchen and bathroom suites of quality, gas fired central heating and double glazed windows. The flat roofs have recently been replaced and have a 25 year warranty.

One of the principal attractions of the property is the superb plot within which it stands with a deep frontage and a lovely garden and open views to the rear with a total plot size of approximately 0.3 acres.

ACCOMMODATION

A composite front door opens into the PORCH with laminated flooring, a fitted cloak cupboard, a double glazed porthole window to the side and part glazed double doors open into the HALL with laminated flooring and access to the principal living areas. There is a DRAWING ROOM which has a light, through aspect with double glazed windows to the front and double glazed patio doors to the garden, a living flame coal effect gas fire with marble surround, wiring for wall lights and ceiling coving. Double doors from the hall open into a large DINING ROOM with laminated flooring and steps leading to the SITTING ROOM which is a well proportioned reception room with laminated flooring, two double glazed windows to the front and a living flame coal effect gas fire set within a marble surround. There is a large LIVING KITCHEN with the kitchen area having a full range of wall and base mounted cupboards with a six ring AEG gas hob, an integrated Bosch electric oven, an AEG microwave, plumbing for a dishwasher, tiled flooring, a double glazed window to the rear and a large dining area with tiled flooring, a double glazed rear window and double glazed garden door. There is an adjoining LAUNDRY with wall and base mounted cupboards, plumbing for a washing machine, space for a tumble dryer, a stainless steel sink, tiled floor and a double glazed window to the rear.

The first floor galleried landing has ceiling coving together with a double glazed window to the side and access to the roof space which has been insulated and is boarded. The PRINCIPAL SUITE has a large double bedroom with a light triple aspect with double glazed windows to the front, side and rear together with double glazed French doors to a breakfast balcony with wrought iron balustrading, a wide bank of fitted wardrobes and an EN-SUITE SHOWER ROOM with corner shower cubicle, wash basin with cupboard beneath, WC, tiled walls and floor and a double glazed window. There is a SECOND BEDROOM SUITE with a double bedroom with fitted wardrobes, kneehole dressing table and chests of drawers, ceiling coving, double glazed windows to the side and rear and French doors to a breakfast balcony with wrought iron balustrading and an EN-SUITE WASHROOM with WC, vanity unit with wash basin with cupboard beneath, tiled floor and walls, coved ceiling and a double glazed window. BEDROOM THREE is a large, double room in size with a wide array of fitted bedroom furniture including ample wardrobe space, a kneehole corner dressing table, chests of drawers and cupboard together with three double glazed windows and ceiling coving. BEDROOM FOUR is a good room in size with two double glazed windows to the front, ceiling coving and a built in wardrobe. The HOUSE BATHROOM has a well appointed suite with a panelled bath with shower end with a rainfall shower over, a wide vanity unit with WC with concealed flush, a wash basin with cupboards beneath, tiled walls, tiled floor, a double glazed front window, integrated ceiling lighting, coved ceiling and a chrome towel rail radiator.

OUTSIDE

Fern House stands in a superb position at the head of a small and quiet cul-de-sac with a deep frontage which is accessed via wrought iron, electric gates with camera app control which lead to an extensive DRIVEWAY providing ample off street parking for multiple vehicles. There is a GARAGE, and the REAR GARDEN is a particular feature of the property with an extensive, shaped rear lawn, a paved rear patio, a covered entertainment terrace with a brick built BBQ and well stocked beds and borders. There is a SWIMMING POOL which needs refurbishment and a delightful and open aspect to the rear with a lovely tree studded backdrop.

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 the three of the four main providers cover the area indoors and all four cover the area outside

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£795,000

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.

FERN HOUSE
LINKS AVENUE, TETTENHALL



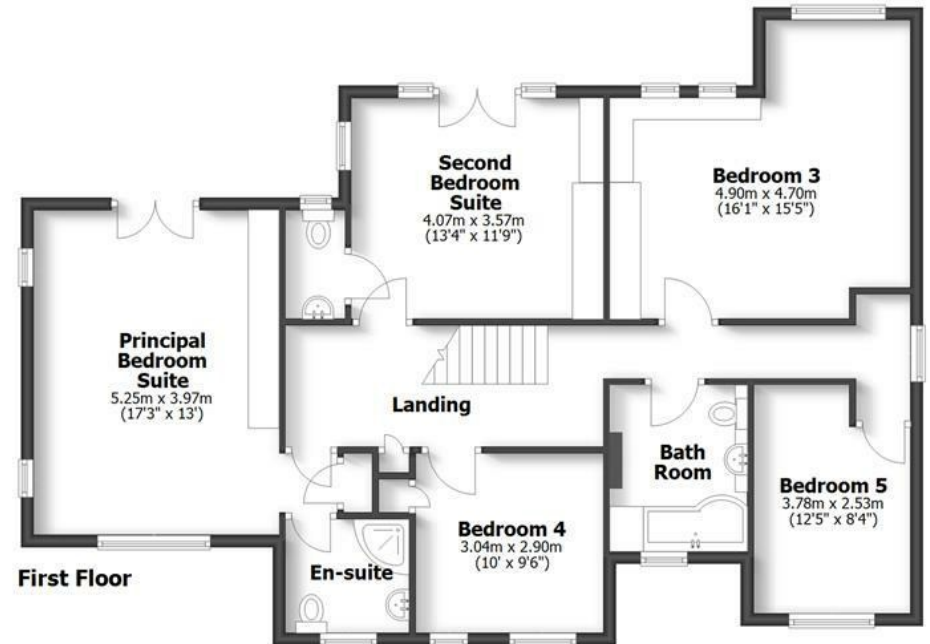
Lower Ground Floor

HOUSE: 255.5sq.m. 2750sq.ft.
GARAGE & GARDEN STORE: 23sq.m. 247sq.ft.
TOTAL: 278.5sq.m. 2997sq.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



