



2 Brompton Lawns, Tettenhall Wood, Wolverhampton, WV6 8EH

BERRIMAN
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A well-presented and extended four bedroom family home, in a quiet cul-de-sac location, which has the added benefit of a lift.

LOCATION

Brompton Lawns lies just off Mill Lane which is well placed for a variety of local facilities which are within easy walking distance, nursery and primary schools are available close by together with further schooling being available in both sectors in and around the area. Wolverhampton City Centre is within convenient travelling distance and public transport can be found along School Road.

There are beautiful walks available at the end of Brompton Lawns.

DESCRIPTION

2 Brompton Lawns has been well looked after by the current vendors. There are kitchen and bathroom suites of note and beautiful front and rear gardens. The property benefits from double glazing, gas central heating and a passenger lift. (NB the lift can be removed by the sellers should buyers so wish.)

The entire home is superbly presented throughout and has been finished to show home standards to both ground and first floors. The property benefits from CCTV to both the front and rear and fibre broadband with speeds in excess of 500 Mbps.

ACCOMMODATION

An open PORCH with external lighting has a double glazed composite door opening into the HALL with coved ceiling and a GUEST CLOAKROOM with WC and a pedestal wash basin with tiled splash back. There is a through LOUNGE and DINING ROOM with a double glazed bow window to the front, ornate coving, ceiling cornice, coal effect gas fire set in a formal stone surround, double glazed French doors to the rear garden and a door to the SITTING ROOM which could also be used as a study for those wishing to work from home with coved ceiling, double glazed bay window to the rear and a useful understairs store. There is a contemporary KITCHEN by Dayrooms of Tettenhall with a range of gloss fronted wall and base units with under counter lighting, quartz working surfaces, black inset granite sink and drainer with a Quooker all in one tap, a corner pantry unit with sliding shelving, a Rangemaster Professional Deluxe cooker with a Rangemaster extractor fan over, part tiling to the walls, two double glazed windows to the rear garden and a double glazed porthole window to the side, an integrated Siemens dishwasher, two integrated Siemens fridges, Integrated Bosch microwave integrated ceiling lighting, Karndean flooring, an internal door to the garage and a door to the LAUNDRY with a range of cupboards with Iroko hardwood working surface over, stainless steel sink and drainer, part tiling to the walls, tiled flooring, integrated ceiling lighting and a double glazed window and composite door to the rear garden.

Stairs with glazed balustrading rise to the first floor landing with access to the loft. The PRINCIPAL BEDROOM SUITE is a large double room with a range of fitted furniture including wardrobes with plinth lighting and a knee hole dressing table, coved ceiling, two double glazed windows to the front, linen cupboard and an EN-SUITE SHOWER ROOM with a shower cubicle with waterfall head, WC, pedestal wash basin, tiled walls, integrated ceiling lighting and an obscured double glazed window to the front. BEDROOM TWO is a good size double room with a built in wardrobe, coved ceiling and a double glazed window to the rear garden. BEDROOM THREE is a good size double room with coved ceiling, a double glazed window to the rear, built in wardrobe and a lift. BEDROOM FOUR has a built in wardrobe and a double glazed window to the rear garden. The HOUSE BATHROOM is arranged in a wet room style with a waterfall head shower and separate hose, bath with pencil shower attachment, wash basin, WC, tiled walls, integrated ceiling lighting, coved ceiling and obscured double glazed window.

OUTSIDE

2 Brompton Lawns sits behind a DRIVEWAY laid in tarmac with mature trees in gravelled borders and a GARAGE with a remote control up and over door, electric light and power, wall mounted Worcester Bosch boiler, an internal door to the kitchen and a LIFT to bedroom three. NB the lift can be removed should buyers so wish at the sellers expense.

There is gated side access to the beautiful REAR GARDEN with a paved terrace to the rear of the property with a shaped lawn beyond with well planted and flowering shrubs to the borders, an arbour and a wood fired pizza oven. There is a shed, external lighting and a cold water supply.

We are informed by the Vendors that all mains services are connected.
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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Offers Around
£450,000

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.



**2 BROMPTON LAWNS
TETTENHALL WOOD**

HOUSE: 129.5sq.m. 1394sq.ft.
 GARAGE: 17.3sq.m. 185sq.ft.
TOTAL: 146.8sq.m. 1579sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



