



18 Fair Oak Drive, Tettenhall Wood, Wolverhampton, WV6 8HX

BERRIMAN
EATON

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Fair Oak Drive is a quiet cul-de-sac in a sought-after residential location with well proportioned rooms over two storeys and is offered to market with no upward chain.

LOCATION

Fair Oak Drive is an exclusive address which lies just off Mount Road close to the heart of both Tettenhall Wood and Tettenhall Village with the full complement of local facilities and amenities that these centres provide. There is easy access to the City Centre and the area is well served by schooling in both sectors.

DESCRIPTION

18 Fair Oak Drive has well proportioned accommodation over both ground and first floors with a fine flow of two reception rooms, conservatory and breakfast kitchen to the ground floor and three bedrooms and a bathroom to the first floor. There is a double garage with a workshop, storeroom and an additional reception room to the rear which was previously used as an art studio. The property benefits from landscaped gardens to the front and rear, double glazing and gas central heating.

ACCOMMODATION

A double glazed front door opens into the HALL with a GUEST CLOAKROOM with WC, corner wash basin and window. The LOUNGE has a bay window to the front, a gas fire set in formal surround, beamed ceiling and glazed double doors open into the DINING ROOM with beamed ceiling and glazed double doors open into the CONSERVATORY which is fully double glazed with tiled flooring and French doors to the garden. The BREAKFAST KITCHEN has a range of wall and base units with roll top working surfaces, tiled splash back, a four ring electric hob with filtration unit above, integrated oven and grill, integrated dishwasher, integrated fridge freezer, there is ample space for dining, beamed ceiling and a cupboard housing the gas warm air system. The LAUNDRY has a range of wall and base units, a sink, space for a tumble dryer and washing machine, a door to the garden and an internal door to a WORKSHOP, STOREROOM and a further RECEPTION ROOM which was previously used as an art studio but could be used for a number of different purposes.

Stairs from the hall rise to the first floor landing with a double glazed window, access to the loft and a cupboard housing the hot water cylinder with a linen cupboard above. BEDROOM ONE is a good size double room with fitted furniture including wardrobes, drawers and a dressing table and a double glazed window to the rear. BEDROOM TWO is also double in size with a range of fitted furniture and a double glazed window to the front. BEDROOM THREE is a good size with a range of built in furniture, a double glazed window and a built in cupboard and the BATHROOM has a panelled bath, a fully tiled shower cubicle, WC wash basin with vanity cupboards beneath and two double glazed windows.

OUTSIDE

18 Fair Oak Drive sits behind a shaped lawn with planted beds with a DRIVEWAY laid in tarmac leading to the DOUBLE GARAGE with an electric up and over door, concrete floor and doors to the workshop and storeroom.

There is gated side access to the landscaped rear garden with a paved patio with shaped lawn beyond and beautifully planted and flowering beds and borders, (There is a nuclear shelter which has not been opened for 30 years and has been planted over.)

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.

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile – Ofcom checker shows three of the four main providers cover the area internally and all four cover the area externally

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

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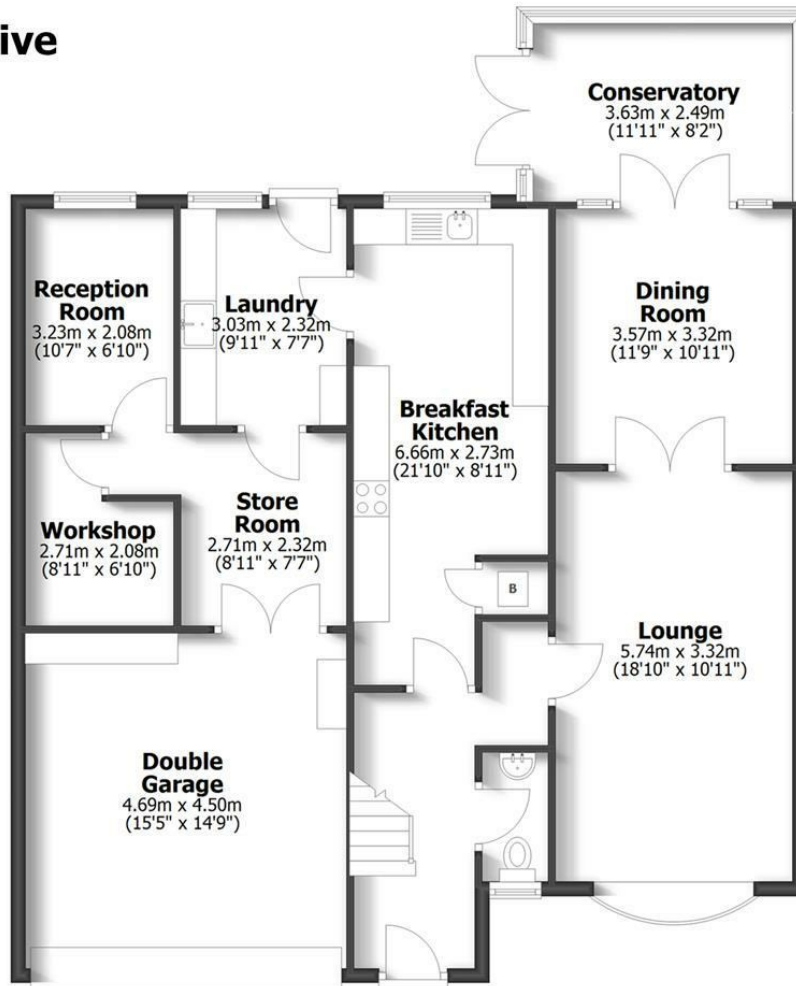
Offers Around
£425,000

EPC:

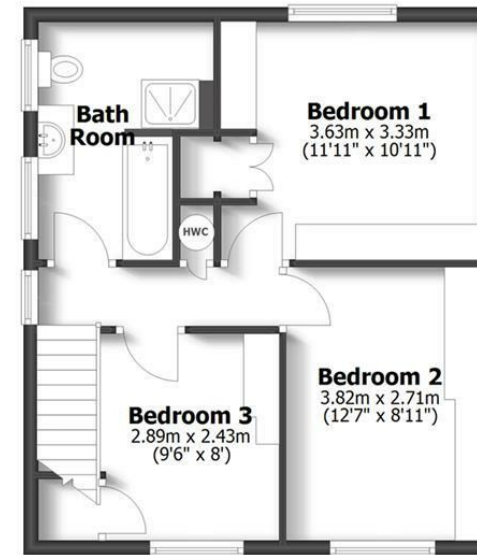
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



18 Fair Oak Drive
Tettenhall Wood



Ground Floor



First Floor

HOUSE: 128.8sq.m. 1386sq.ft.
GARAGE: 33.7sq.m. 363sq.ft.
TOTAL: 162.5sq.m. 1749sq.ft.

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

