



135 Yew Tree Lane, Tettenhall, Wolverhampton, WV6 8UW

BERRIMAN  
EATON



# 135 Yew Tree Lane, Tettenhall, Wolverhampton, WV6 8UW

A well-presented three-bedroom bungalow set on a good size plot with ample off-street parking and a charming rear garden, located in a sought-after area

## 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

A well-presented detached bungalow providing spacious versatile accommodation comprising reception room, kitchen, three versatile bedrooms, a shower room, and guest cloakroom. The property offers a useful store, ample off-street parking and a delightful rear garden, also benefitting from gas central heating and double glazing throughout.

## ACCOMMODATION

A double glazed door with side panel opens into the HALL having storage cupboard with Worcester Bosch boiler, GUEST CLOAKROOM with WC, wash hand basin with tiled splash back, tiled flooring, intergated ceiling lights and double glazed side window. The LOUNGE has a feature fireplace, coved ceiling, wiring for mounted wall lights and double glazed French doors to the CONSERVATORY having tiled flooring, double glazed windows and French doors to the rear. The KITCHEN has wall and base units with fitted work top, stainless steel sink and drainer, integrated oven, fridge freezer and gas hob, space for a washing machine, coved ceiling, integrated ceiling lights, double glazed window to the front and a door to the LOBBY having a double glazed front door, door to the store and a door to the DINING ROOM/BEDROOM THREE which is a superb size having laminate flooring, and a double glazed window and door to the rear.

BEDROOM ONE is a double room with a double glazed window to the front. BEDROOM TWO is a double room having fitted wardrobes with overhead storage and double glazed rear window. The SHOWERROOM comprises a shower cubicle, vanity unit with wash hand basin, cupboards and draws beneath, chrome heated towel rail, intergated ceiling lights and double glazed window to the side elevation.

## OUTSIDE

The property has a dual entrance carriage DRIVEWAY providing generous off-street parking, shaped

lawn to the front and a STOREROOM with ample storage space, electric light and power. Side access leads to the well-maintained REAR GARDEN with a paved patio with gravelled borders, a shaped lawn, a variety of mature shrubs, a garden shed and enjoying a good degree of privacy.

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 there is limited coverage indoors with all four main providers having likely coverage outdoors.

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

The long term flood defences website shows very low

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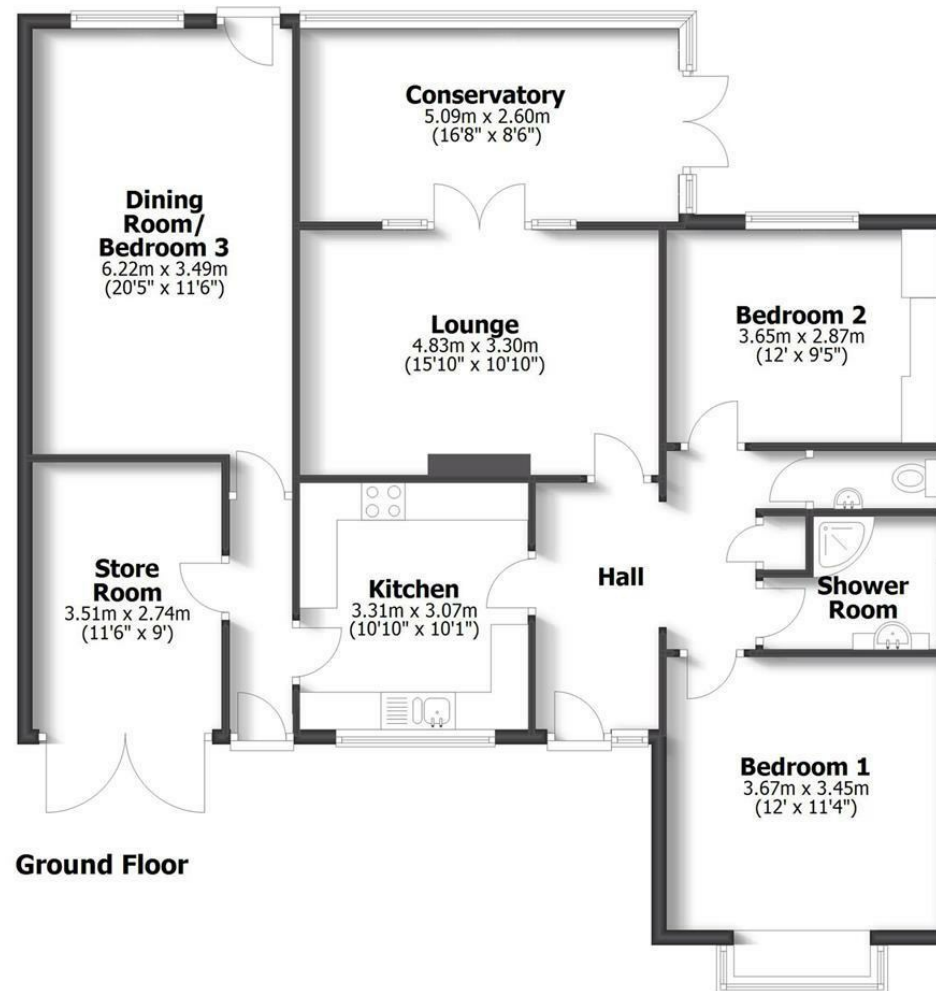
Offers Around  
£485,000

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.



## 135 YEW TREE LANE TETTENHALL



HOUSE: 105.1sq.m. 1131sq.ft.  
STORE ROOM: 9.6sq.m. 104sq.ft.  
**TOTAL: 114.7sq.m. 1235sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



