



42 Tynninghame Avenue, Tettenhall, Wolverhampton, WV6 9PW

BERRIMAN
EATON

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A deceptively spacious extended two bedroom detached bungalow offering versatile living space set on a good size plot in a highly sought-after location., with open views to the rear

LOCATION

Tynninghame Avenue is a highly regarded and sought after address within an exclusive part of Tettenhall. The wide ranging facilities provided by Tettenhall Village itself are nearby, the area is well served by schooling in both sectors and there is convenient access to the city centre.

The property itself stands in a fine position in Tynninghame Avenue in a good size plot which backs onto the golf course at the rear.

DESCRIPTION

A deceptively spacious detached bungalow offering a generous reception room, breakfast kitchen, utility room, two well-proportioned bedrooms and benefitting from off-street parking, a garage, beautifully maintained rear garden, and gas central heating throughout.

ACCOMMODATION

Double glazed French doors open into the PORCH with tiled flooring and further door with side panel to the HALL with storage cupboard housing wall mounted gas boiler. The LOUNGE is a generous size with feature fireplace with electric fire, coved ceiling, window to the side and patio doors to the rear. The BREAKFAST KITCHEN comprises wall and base mounted cupboards, breakfast bar, integrated oven with electric hob and extractor above, under counter fridge, integrated ceiling lights and side door. There is a UTILITY with space for a washing machine and tumble dryer, door to the front and window and door providing access to the rear garden.

BEDROOM ONE is a double room in size with a range of fitted furniture including wardrobes and overhead storage, window to the rear and ENSUITE SHOWER ROOM comprising shower cubicle, vanity unit with wash hand basin and cupboards beneath, WC, tiled walls and window to the rear. BEDROOM TWO is a double room with a bay window to the front, feature brick fireplace with gas fire and feature ceiling beams. The BATHROOM has a panelled bath with shower over, wash hand basin, WC, chrome heated towel rail, airing cupboard and window to the side elevation.

OUTSIDE

The property has a block-paved DRIVEWAY providing off street parking for several vehicles, alongside a shaped lawn, bordered by a low brick wall, a GARAGE with an electric roller shutter door providing ample storage. The REAR GARDEN is beautifully maintained with a paved patio, shaped lawn, well-stocked beds and borders, and useful garden shed.

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 / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely 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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£399,950

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.



Total Area: 102.9 m² ... 1108 ft² (excluding garage)
INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

