43 Henry Fowler Drive, Tettenhall, Wolverhampton, WV6 8TN

BERRIMAN
EATON

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A well-presented and surprisingly spacious 4-bedroom detached home, located in a highly regarded area.

LOCATION

43 Henry Fowler Drive is nestled at the heart of the modern and highly regarded David Wilson Homes development off the Wergs Road within easy reach of the centre of Tettenhall village. Tettenhall provides a full complement of local amenities and there is easy access to further, more extensive amenities afforded by the city centre. The area is well served by schooling in both sectors and the property is further enhanced by the close proximity to the picturesque open spaces of Upper Green. There are shortcuts from the estate to both Wrottesley Road and the Wergs Road.

DESCRIPTION

43 Henry Fowler Drive is a modern detached property with well-proportioned accommodation over three storeys. To the ground floor there is a lounge, guest cloakroom, a superb living kitchen and garden room opening onto the low maintenance rear garden. The first floor has a principal suite, two further bedrooms and house bathroom and the top floor houses a large principal suite. The property benefits from double glazing, gas central heating and a driveway.

ACCOMMODATION

A composite front door opens into the ENTRANCE HALL with Karndean flooring through out the ground floor, storage cupboard and GUEST CLOAK ROOM with WC and wash hand basin with tiled splash back. The LOUNGE has a double glazed bay window to the front elevation with fitted shutters. A door from the hall opens into the well appointed LIVING KITCHEN with a comprehensive range of wall and base mounted shaker style units with under cupboard lighting and fitted quartz working surfaces, integrated appliances including fridge freezer, oven, microwave, induction hob with extractor chimney above, dishwasher, washing machine, inset ceiling lights, seating area with double glazed window to the front elevation and double glazed bifold doors into the GARDEN ROOM with a further set of bifold doors opening onto the rear patio.

Stairs rise to the first floor LANDING. BEDROOM TWO is a double room with built in wardrobes, double glazed window to the front with fitted shutters and ENSUITE SHOWER ROOM with shower cubicle, WC, vanity unit with wash hand basin and cupboard beneath and chrome towel radiator. BEDROOM THREE is a double room with fitted wardrobes, feature wall panelling and double glazed rear window with fitted shutters. BEDROOM FOUR, currently used as an office has a range of fitted furniture and double glazed window with fitted shutters. The house BATHROOM comprises a panelled bath with shower attachment, WC, vanity unit with wash hand basin and cupboard beneath, towel rail radiator and double glazed window to the front elevation.

Stairs rise to the second floor LANDING with double glazed side window and door to the PRINCIPAL BEDROOM SUITE comprising a double room, double glazed skylights, eaves storage and ENSUITE SHOWER ROOM with rainfall shower cubicle, vanity unit with wash basin and cupboard below, WC and double glazed skylight.

OUTSIDE

The property sits behind a block paved DRIVEWAY providing off street parking and there is a delightful REAR GARDEN with a shaped artificial lawn area, and paved patio perfect for outdoor seating.

ESTATE CHARGE

There is an estate charge payable to Ground Solutions to cover the costs of the maintenance of the communal areas. Payment is currently half yearly at £164. We advise that you arrange for your solicitor to confirm these details.

We are informed by the Vendors that all mains services are connected. Solar panels are fitted and are owned outright.
COUNCIL TAX BAND F – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard, Super and Ultrafast are available
Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
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 risk.

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Wombourne Office
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www.berrimaneaton.co.uk

Offers Around
£565,000

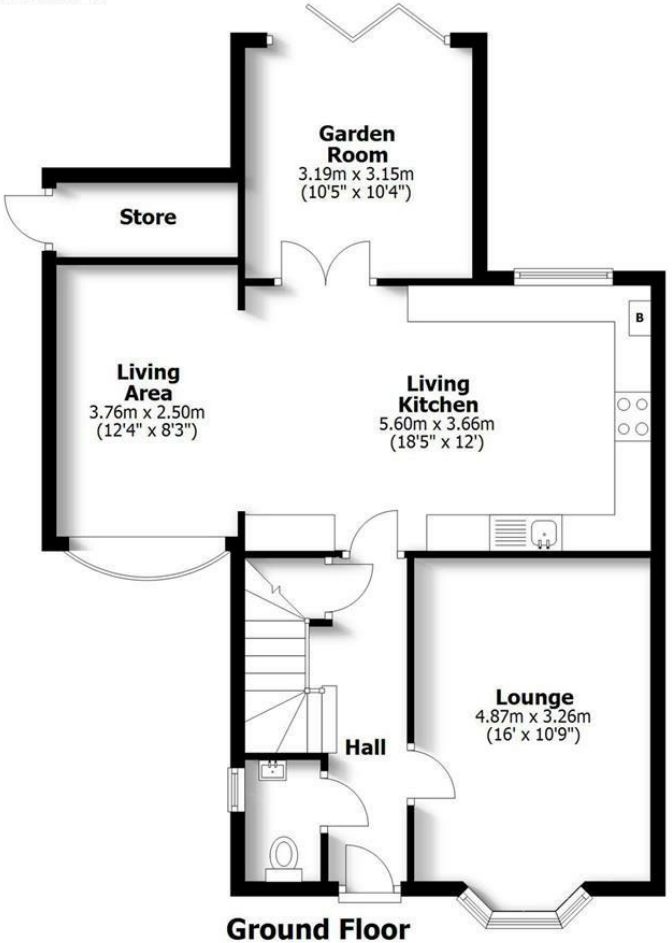
EPC: B

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.

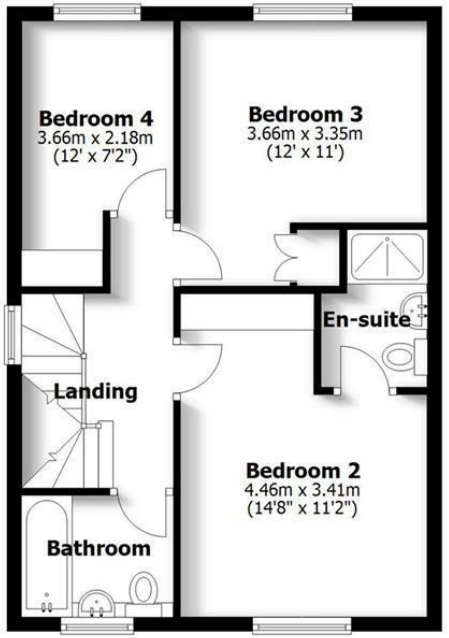
43 HENRY FOWLER DRIVE
TETTENHALL

TOTAL: 147sq.m. 1583sq.ft.

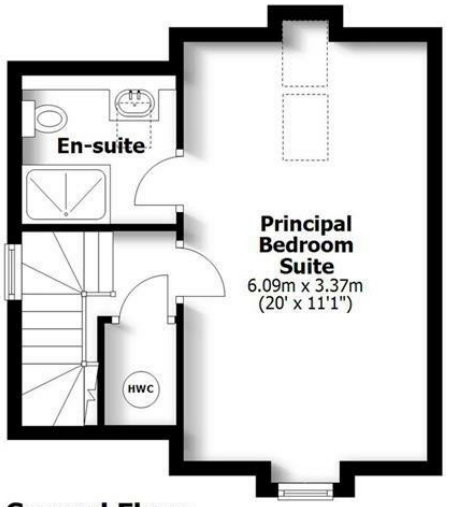
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor