



19 Tyningham Avenue, Tettenhall, Wolverhampton, WV6 9PP

BERRIMAN
EATON

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A beautifully presented two-bedroom detached bungalow standing in a superb location

LOCATION

Tyningham 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.

DESCRIPTION

The property offers spacious and beautifully presented accommodation throughout. Comprising a lounge, kitchen, conservatory, two good-sized bedrooms, and a well-appointed bathroom. Outside, there is off-street parking to the front, an enclosed rear garden, and a superb sized garage. The property also benefits from double glazing and gas central heating.

ACCOMMODATION

A double glazed door opens into the PORCH with double glazed windows and a further glazed door with side panels to the HALL having storage cupboard and door to the LOUNGE with coved ceiling, feature fireplace with white surround, wiring for mounted wall lights and a door to the CONSERVATORY with double glazed French doors and windows to the rear. The KITCHEN has wall and base mounted cupboards with fitted worktop, composite sink with drainer, integrated oven with induction hob and extractor above, integrated fridge freezer, dishwasher and washing machine, double glazed window to the front and a composite door to the garage.

BEDROOM ONE is a double room in size with fitted furniture, coved ceiling and double glazed window to the front. BEDROOM TWO is a double room with coved ceiling and double glazed window to the rear. The BATHROOM is a well appointed suite comprising a panelled bath and shower cubicle with rainfall head and separate hose, vanity unit with wash basin and cupboard beneath, WC with concealed flush, built in storage cupboard and double glazed window

OUTSIDE

The property stands behind a pleasant frontage with a shaped lawn surrounded by stocked borders and low brick wall to boundary, a DRIVEWAY affording ample off street parking and a GARAGE which is a superb size with electric light and power, double glazed rear window and door

and electric roller shutter door. Side access leads to the delightful and private REAR GARDEN which is laid to lawn with a paved patio, rockery, well stocked flower beds, hedged and shrubbed borders, gravelled pathway, garden pond, a useful garden shed and timber framed summer house.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 and Ultrafast are available
Mobile data 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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Lettings Office

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Wombourne Office

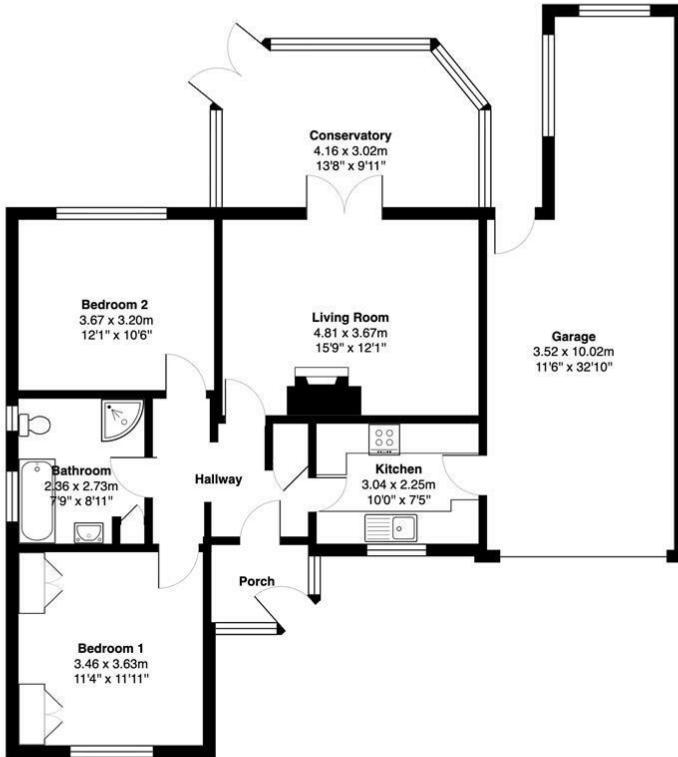
01902 326366

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Offers Around
£435,000

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.



Total Area: 114.1 m² ... 1228 ft²

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 JOEWPHOTOGRAPHY.CO.UK)

