



16 Knights Avenue, Tettenhall, Wolverhampton, WV6 9QA

BERRIMAN
EATON

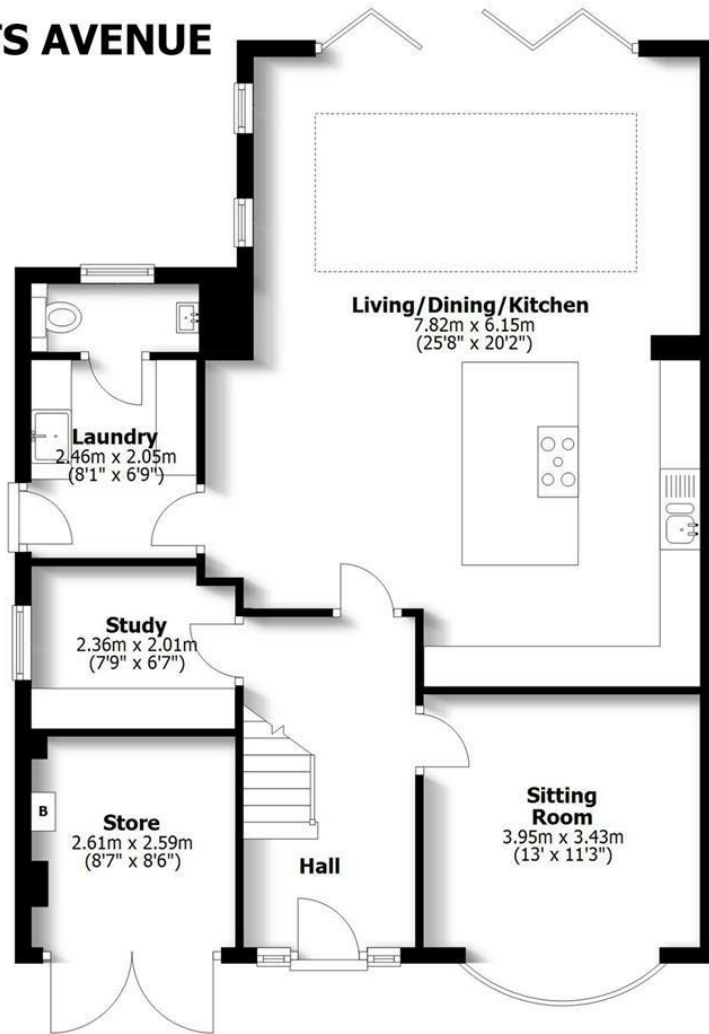




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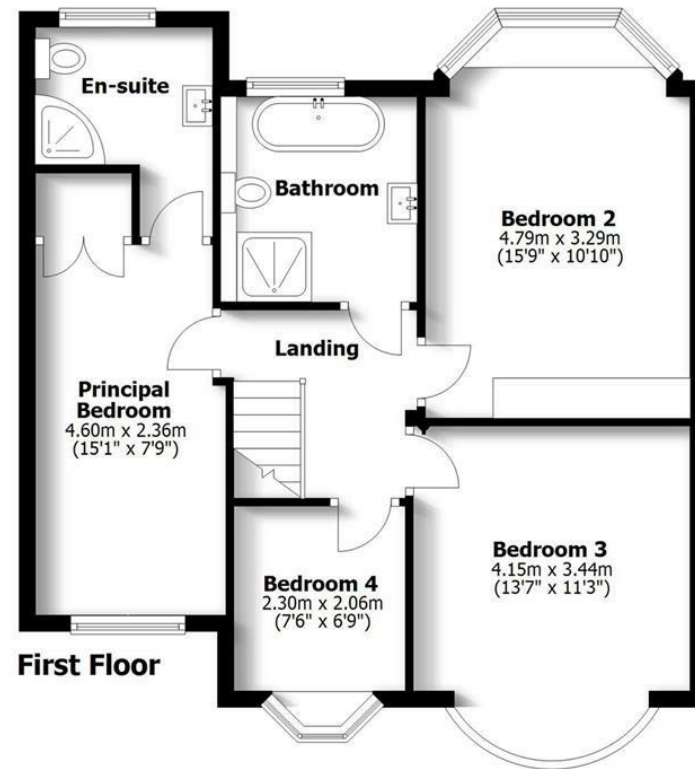
A beautifully presented four bedroom family home which has recently been substantially extended over a single storey to the rear to create an outstanding living kitchen, all of which stands in an excellent plot in a particularly sought after residential address.

**16 KNIGHTS AVENUE
TETTENHALL**



Ground Floor

HOUSE: 139.2sq.m. 1498sq.ft.
STORE: 6.8sq.m. 73sq.ft.
TOTAL: 146sq.m. 1571sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



First Floor

LOCATION

Knights Avenue is an established residential address which stands on the periphery of Stockwell End within easy reach of Tettenhall village centre with its comprehensive range of local facilities and the picturesque open spaces of the Upper and Lower Greens. Further local amenities are available within both Claregate and Newbridge and there is easy access to the City Centre itself. There is a good selection of schools in both the public and private sectors and the open spaces of the Claregate playing fields are a short stroll away.

16 Knights Avenue provides outstanding, contemporary living accommodation over two floors which is ideal for modern family requirements. The house was purchased in 2019 and, since that time, has been the subject of a comprehensive scheme of improvement and modernisation throughout including a single storey rear extension creating a magnificent living kitchen which is the focal point of the house.

All of the appointments are to the highest of standards with well appointed kitchen and bathroom suites, double glazing and tasteful décor.

ACCOMMODATION

A tile hung PORCH has a composite front door which opens into the HALL with Karndean flooring, ceiling cornice and integrated ceiling lighting. The SITTING ROOM has a walk in bay window to the front, wood laminated flooring and ceiling cornice and there is a STUDY with Karndean flooring, a kneehole contemporary desk with cupboards and drawers together with further cupboards to the side and above, fitted shelving and coat hooks, integrated ceiling lighting and a side window. The LIVING KITCHEN is a superb space with a well appointed kitchen area with a full range of contemporary wall and base mounted cupboards with quartz working surfaces and coordinating centre island with breakfast bar, a range of AEG appliances including and induction hob with central downdraft ventilation, an electric oven, a combination microwave oven and grill and dishwasher together with an integrated fridge and freezer and wine cooler. There is ample space for dining and the living area has a large atrium ceiling, bifold doors with fitted blinds to the garden, side windows, integrated ceiling lighting and feature wall panelling with a wall mounted TV. The entire room has Karndean flooring. There is a LAUNDRY with a door to the side and a CLOAKROOM with a contemporary suite with a WC and vanity unit with wash basin with drawers beneath, integrated ceiling light, Karndean flooring and a rear window.

An oak staircase with glazed balustrading rises from the hall to the galleried landing above with ceiling cornice and access to the roof space. The PRINCIPAL SUITE has a double bedroom with a light corner aspect with windows to both the front and side, a built in double wardrobe and ceiling cornice together with a well appointed EN-SUITE SHOWER ROOM with a contemporary suite with a fully tiled corner shower with waterfall head and separate hose, wall hung WC and wall hung vanity unit with inset sink with drawers beneath and coordinating wall mounted cupboard, underfloor heating, a rear window and integrated ceiling lighting. BEDROOM TWO is a good double room in size with a wide bank of fitted wardrobes and a bay window overlooking the rear garden with fitted blinds and window seat with cupboards and drawers beneath, integrated ceiling lighting and ceiling cornice. BEDROOM THREE is a good double room in size with a walk in bay window to the front with fitted blinds and ceiling cornice and BEDROOM FOUR has laminated flooring, ceiling cornice and oriel window to the front. The BATHROOM has a stylish suite with a freestanding bath, a separate shower with waterfall head and separate hose, a wall hung WC and wall hung vanity unit with inset elliptical wash basin with drawer beneath, tiled floor and walls, integrated ceiling lighting, a downlit recess and a rear window.

OUTSIDE

The property stands behind a good size frontage laid in brick setts providing ample off street parking with inset security bollards and there is a STOREROOM to the side. Gated side access leads to the delightful REAR GARDEN with a full width Indian slate paved and part covered terrace providing a fine al fresco dining area with brick built BBQ base with quartz surfaces, a shaped rear lawn with raised, sleeper edge borders and a further terrace to the rear. There is external lighting, external power points and a cold water supply.

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.

Offers Around £525,000

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.







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