



52 Cranmere Avenue, Tettenhall, Wolverhampton, WV6 8TS

BERRIMAN
EATON

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A detached property in a quiet, sought after family friendly location with ample parking to the front and the potential for extensions to both ground and first floors (STPP).

LOCATION

Cranmere Avenue is a pleasant residential area situated between Woodthorne Road, Yew Tree Lane and Wergs Road which has considerable character because of the mix of types and styles of properties which were all originally built by the same builders but to designs by a number of different architects.

The shopping facilities in Tettenhall village, Codsall and at Perton are within convenient access, Wolverhampton City Centre is close at hand and is served by a bus route along Wergs Road and Tettenhall Road and there is a wide range of amenities and facilities in the area.

DESCRIPTION

52 Cranmere Avenue has been well looked after by the current owners but would now benefit from a scheme of modernisation. The gardens to the front and rear have been beautifully planted leaving just the house needing a makeover.

There are two reception rooms, a breakfast kitchen and a good size laundry to the ground floor and three double bedrooms and a shower room to the first floor. There is the possibility of extensions, subject to getting all of the usual and necessary consents and permissions, meaning the successful buyers can truly make the property their own.

ACCOMMODATION

An open PORCH with external light and steps lead to the front door which opens into the HALL with two steps up to a CLOAKS CUPBOARD with a door to the GUEST CLOAKROOM with WC and sink. The LOUNGE has a double glazed full height window, a feature wooden panel wall with electric fire set in a Yorkshire Stone fireplace and wiring for wall lights. has The DINING ROOM has a double glazed window to the front and an interconnecting obscured window into the BREAKFAST KITCHEN with a range of wall and base units with roll top working surfaces, sink with a double glazed window over, integrated four ring electric hob with filtration unit above and a double oven, a door opens into a LAUNDRY with wall and base units, space for a washing machine and tumble dryer, sink, a floor mounted Worcester Bosch gas central heating boiler, shower cupboard, an internal door to the garage, a double glazed door to the garden and double glazed patio doors open into the CONSERVATORY with double glazed windows and doors to the garden.

An open tread wooden staircase rises to the first floor landing with a large double glazed window to the front. There are TWO DOUBLE BEDROOMS to the rear of the property and a THIRD BEDROOM to the front which is a good room in size. The SHOWER ROOM has a double shower cubicle, wash hand basin with vanity cupboards beneath, WC, heated ladder towel rail and a double glazed window.

OUTSIDE

52 Cranmere Avenue sits well back from the road behind a large shaped lawn with planted and flowering beds and borders with a large DRIVEWAY laid in brick herringbone providing ample off street parking which leads to the DOUBLE GARAGE with an electric up and over door, concrete floor, electric light and power.

There is gated side access over a paved path leading to the REAR GARDEN with a terrace laid in brick herringbone. There are shaped lawns with beautifully planted beds and borders and an external cold water supply.

We are informed by the Vendors that all mains services are connected

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, 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

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Offers Around
£435,000

EPC: D

www.berrimaneaton.co.uk

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.

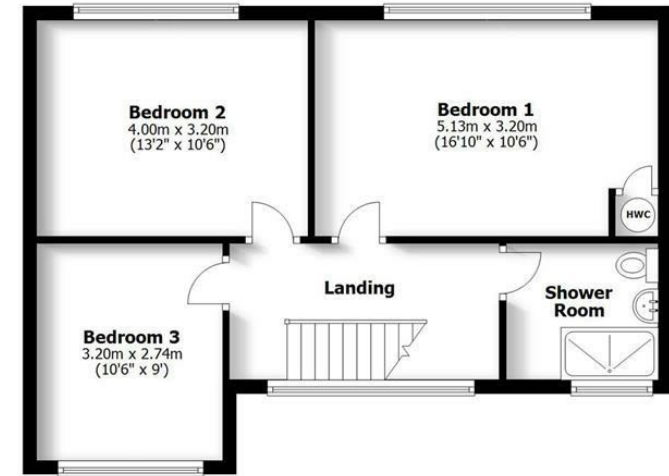
**52 CRANMERE AVENUE
TETTENHALL**

HOUSE: 141.4sq.m. 1522sq.ft.
GARAGE: 25sq.m. 269sq.ft.
TOTAL: 166.4sq.m. 1791sq.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





