



37 Ormes Lane, Tettenhall, Wolverhampton, WV6 8LL

BERRIMAN  
EATON

# 37 Ormes Lane, Tettenhall, Wolverhampton, WV6 8LL

An individually designed split level family home providing extensive accommodation of much versatility (with the potential to internally increase the scope of living accommodation) which stands in a sought after address within easy reach of all facilities.

## LOCATION

37 Ormes Lane stands in a favoured residential neighbourhood close to local amenities and within a close distance of the picturesque village of Tettenhall and the Compton shopping centre. Public transport is readily available on either Wood Road or The Holloway and the area is well known for its schools both private and maintained.

## DESCRIPTION

37 Ormes Lane was originally built for the current sellers and family to their own designs and an outstanding residence was created. The property is split level in design with the upper floor providing particularly spacious living accommodation together with a large principal bedroom suite with three further bedrooms and bathroom to the lower ground floor. There are three further rooms to the lower ground floor which currently provide a laundry and storage areas, these rooms could provide further accommodation, should buyers so wish, to enhance the scope of accommodation provided.

The house has been well maintained over the years but would now benefit from a scheme of modernisation affording buyers the opportunity to personalise the house to their own individual tastes and requirements.

There is neutral décor, double glazing and gas fired central heating.

## ACCOMMODATION

An enclosed PORCH leads to the ENTRANCE HALL with feature exposed brick walls and a cloaks cupboard with a door to a GUEST CLOAKROOM with fitted suite. The LOUNGE is a superb living room of excellent proportions with a wide bank of double glazed windows and patio doors to a wrought iron balustraded terrace with stunning, tree studded views. There is an exposed brick fireplace, wiring for wall lights and a wide, open arch through to the DINING ROOM which is, again, a superb reception room in size with double glazed windows and a door to the rear balcony and wiring for wall lights. The BREAKFAST KITCHEN has a full range of wall and base mounted cabinetry, a five ring gas hob, built in double electric oven, an integrated fridge, a peninsular breakfast bar, a side window and a door into a SIDE LOBBY with a double glazed side door and a door to the LAUNDRY with wall and base mounted cabinetry and an airing cupboard. The PRINCIPAL SUITE has a large double bedroom with a wide bank of fitted wardrobes and matching knee hole dressing table, a double glazed window and an EN-SUITE BATHROOM with a sunken bath, separate fully tiled shower, pedestal wash basin, bidet and WC, a double glazed window and tiled floor and walls.

A staircase leads down to the lower ground floor accommodation with a HALLWAY with REAR LOBBY and door to the gardens. BEDROOMS TWO AND THREE are both double rooms in size with fitted bedroom furniture and BEDROOM FOUR / SITTING ROOM has sliding, double glazed patio doors to the garden. The HOUSE BATHROOM has a panelled bath, pedestal basin, WC and bidet, a double glazed window and tiled floor and walls. There is a UTILITY ROOM with a wall mounted Worcester Bosch gas fired central heating boiler, tiled floor and a double glazed side door. STORE ROOM ONE has a part glazed external side door and there is a SECOND STORE ROOM. The latter three rooms could be utilised for a variety of different purposes including study, gym or bedrooms all according to buyers preferences and subject to gaining all of the usual and necessary building regulations.

## OUTSIDE

The property stands well back from Ormes Lane behind a driveway serving just three properties with ample parking to the front. There is a DOUBLE GARAGE with a remote controlled electrically operated elevating door, double glazed courtesy door to the front and double glazed side window, electric light and power.

There is access on either side of the property to the delightful REAR GARDEN with a paved patio leading to the shaped lawn beyond with well stocked and matured beds and borders, an excellent degree of privacy and a tree studded backdrop.

## IMPORTANT NOTE

Prospective buyers should be aware that we understand that the property suffered from subsidence many years ago which, we are told by the seller, was rectified at the time.

We are informed by the Vendors that all mains services are connected COUNCIL TAX BAND G – 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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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

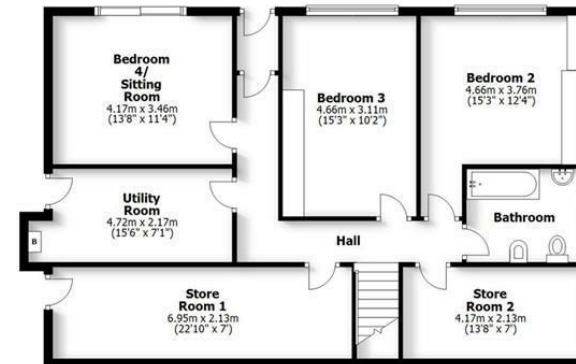
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**37 ORMES LANE  
TETTENHALL**



**Ground Floor**



**Lower Ground Floor**

HOUSE: 241.9sq.m. 2604sq.ft.  
 GARAGE: 34sq.m. 367sq.ft.  
**TOTAL: 275.9sq.m. 2971sq.ft.**

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

