10 Tintagel Close, Perton, Wolverhampton, WV6 7RG

BERRIMAN
EATON

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An extended, five double bedroom detached property with gated parking for multiple vehicles and versatile and extensive four reception room accommodation to the ground floor together with five bedrooms and three bath / shower rooms

LOCATION

10 Tintagel Close is in a small cul-de-sac in a highly regarded address within Perton which is renowned for its excellent facilities and superb schooling. The further amenities afforded by Tettenhall and Codsall Village Centres are nearby, and Wolverhampton City Centre is within convenient travelling distance. Rail services run from Codsall Station with direct connections to Birmingham.

DESCRIPTION

10 Tintagel Close has been in the same family ownership since it was built in the1980's and has had significant extensions creating a superb family home in the heart of Perton. The property provides ample, gated parking to the front, versatile living accommodation with four reception rooms, a breakfast kitchen with laundry / boot room off. This room along with the converted garage and storeroom behind could provide the basis for a ground floor bedroom suite with its own front door (subject to building regulations). The first floor provides five double bedrooms and three bath / shower rooms.

ACCOMMODATION

Double glazed doors open into and enclosed PORCH with storage cupboard and glazed double doors open into the DINING HALL with ample space for dining with a double glazed walk in bay to the front, ornate coving, an understairs store and a GUEST CLOAKROOM with WC, bidet, heated ladder towel rail and twin wash basins. The DRAWING ROOM has a double glazed bow window to the front and a gas coal effect fire set in a stone surround and wiring for wall lights. The LOUNGE has a double glazed window and patio door to the rear garden, ornate coving and a door to the PLAYROOM / STUDY / GYM which is a versatile room with a double glazed door and window to the rear garden and an internal door to the garage. The BREAKFAST KITCHEN has a range of wall and base units and appliances along with a wall mounted Vaillant boiler and double glazed windows to two elevations, a double glazed door opens into a LAUNDRY /BOOTROOM with space for appliances, double glazed double doors opening into the front garden and double doors open into a STOREROOM which was formerly the garage, there are double glazed windows to the rear garden and there is a smaller store to the rear with plumbing. NB these rooms could be made into independent living should buyers so wish.

Stairs rise to the first floor landing with access to the loft and a cupboard housing the pressurised hot water system. the PRINCIPAL BEDROOM SUITE has a range of fitted furniture, a double glazed window to the rear and an EN-SUITE BATHROOM with P-shaped bath with shower over, vanity unit with wash basin, WC, cupboards and drawers and a heated ladder towel rail. BEDROOM TWO is a good size double room with built in wardrobes, access to the loft and a window to the front. BEDROOM THREE has a range of fitted furniture and a window to the rear. There are TWO FURTHER DOUBLE BEDROOMS to the front. There are TWO HOUSE BATHROOMS.

OUTSIDE

10 Tintagel Close sits behind a low boundary wall with planted beds to the sides of an area of DRIVEWAY with a central fountain with wrought iron gates opening onto a further large DRIVEWAY laid in brick setts with plinth lighting providing ample off street parking for several cars. The GARAGE with electric up and over door, electric light and power and concrete floor. We are informed by the vendors that the garage has double skin walls and could be converted should buyers so wish (subject to gaining all of the usual and necessary planning and consents).

The REAR GARDEN has a paved patio, area of lawn and screening hedges making the garden private. There is external lighting.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – South Staffordshire
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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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£549,950

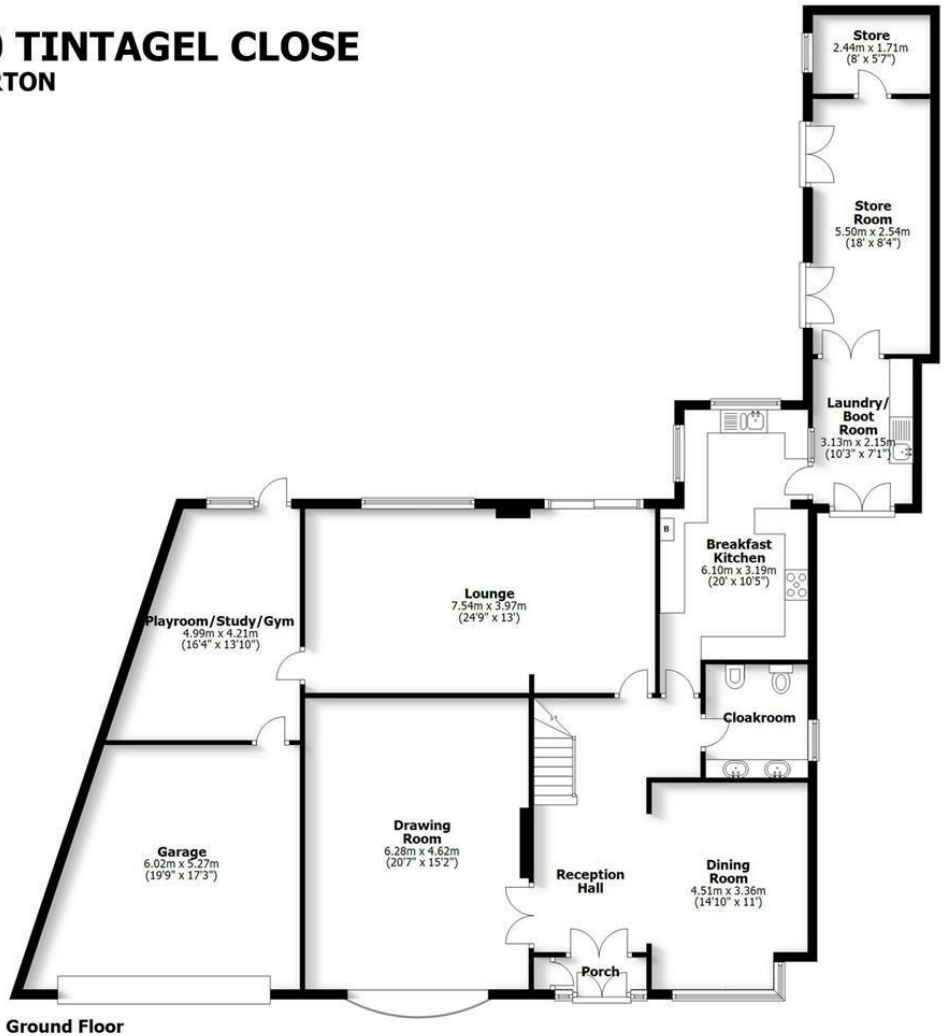
EPC: C

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.

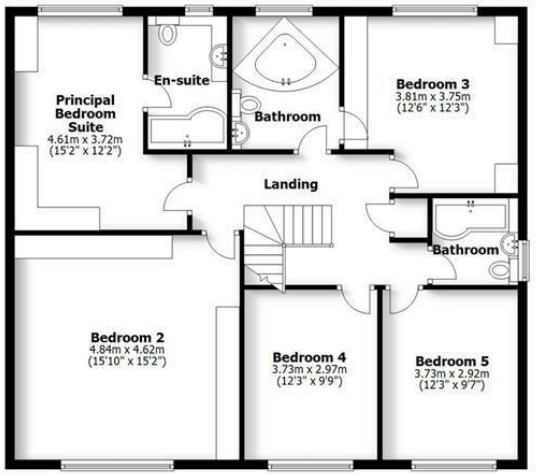
10 TINTAGEL CLOSE
PERTON

HOUSE:	262.3sq.m.	2823sq.ft.
GARAGE:	26.9sq.m.	289sq.ft.
TOTAL:	**289.2sq.m.**	**3112sq.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