



17 Froyle Close, Wolverhampton, WV6 8XW

BERRIMAN
EATON

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A detached, four-bedroomed house with private gardens in an exclusive cul-de-sac in a sought after location close to excellent schooling

LOCATION

Froyle Close is a small road of quality properties which stands within easy walking distance of the centre of Tettenhall Village. Tettenhall provides a comprehensive range of local, everyday shopping facilities together with the picturesque open spaces afforded by the Upper Green.

The area is well served by schooling in both sectors, there is convenient travelling to Wolverhampton City Centre and there are regular public transport services along the length of the Tettenhall Road.

DESCRIPTION

17 Froyle Close is a fine example of a modern family house which has been improved upon to provide exceptional accommodation which is ideal for contemporary needs. The ground floor provides a fine flow of living areas with three reception rooms together with a stunning breakfast kitchen whilst there are four good sized bedrooms to the first floor.

The house has been tastefully decorated throughout and has a superb level of appointments including a notable kitchen and luxurious shower room to the principal suite. The house benefits from double glazed windows throughout, an intruder alarm system and gas fired central heating.

ACCOMMODATION

A double glazed PORCH has a door to a SITTING ROOM / STUDY with fitted desk and integrated ceiling lighting. From the porch a door with glazed windows to either side opens into the HALL with a useful understairs store and a GUEST CLOAKROOM with WC and wash basin and tiled floor. The LOUNGE has a window to the front with a coal effect gas fire set in a marble hearth and surround, wiring for wall lights and double glazed patio doors open into the CONSERVATORY with LVT flooring, windows and doors to three elevations and paddle fan light. The BREAKFAST KITCHEN has a range of shaker style wall and base units with wood effect working surfaces, a stainless steel sink and drainer with a window to the garden over, under cupboard lighting, integrated wine fridge, integrated dishwasher, space for a range style cooker with stainless steel splash back and filtration unit above, integrated fridge freezer, breakfast bar and a door to the LAUNDRY with a range of wall and base units, plumbing for a washing machine, space for an under counter fridge and a glazed window and door to the rear garden. The DINING ROOM has doors to the lounge and the kitchen with a window into the conservatory.

Stairs from the hall with wooden balustrading rise to the first floor landing with access to the loft. The PRINCIPAL BEDROOM SUITE has a good size double room with windows to two elevations, fitted wardrobes, wiring for wall lights and an EN-SUITE SHOWER ROOM with a tiled shower cubicle with waterfall head and separate hose, wash basin with vanity cupboards beneath, WC, tiled floor and walls and a window to the rear garden. There are THREE FURTHER DOUBLE BEDROOMS, bedroom two has the benefit of fitted wardrobes. The HOUSE BATHROOM has a slipper bath with ball and claw feet with telephone shower attachment and waterfall head over, heated ladder towel rail, wash basin with cupboards beneath, WC, tiled floor and walls and a window to the rear garden.

OUTSIDE

17 Froyle Close sits behind a DRIVEWAY laid in brick paviours affording off road parking for several vehicles with a shaped lawn and hedges. There is a GARAGE with an up and over door.

There is gated side access over a paved path to the REAR GARDEN with a large entertainment patio to the rear with a shaped lawn beyond and concealing hedges making is a private garden with the benefit of a shed and a 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.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around
£559,950

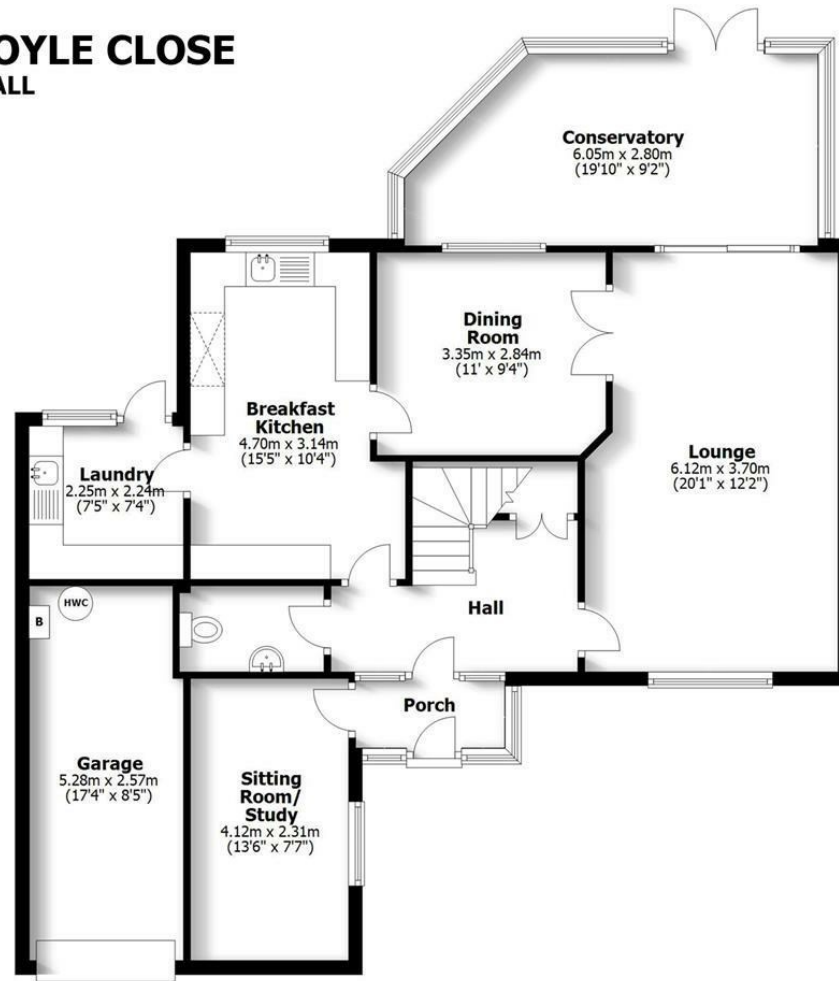
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www.berrimaneaton.co.uk

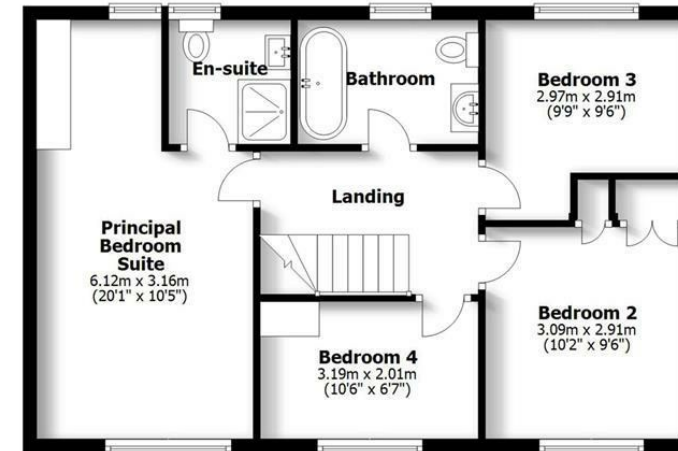
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**17 FROYLE CLOSE
TETTENHALL**



Ground Floor



First Floor

HOUSE: 149.3sq.m. 1608sq.ft.
 GARAGE: 13.6sq.m. 146sq.ft.
TOTAL: 162.9sq.m. 1754sq.ft.

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

