Edward House, 16 Elviron Drive, Tettenhall, Wolverhampton, WV6 8SZ

BERRIMAN
EATON

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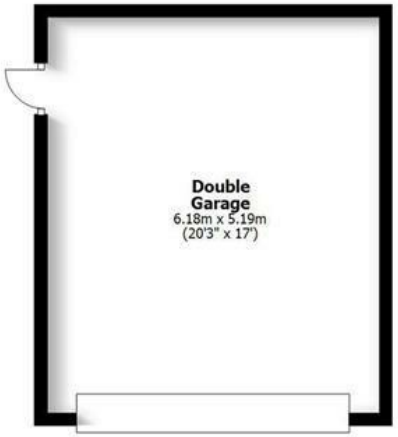
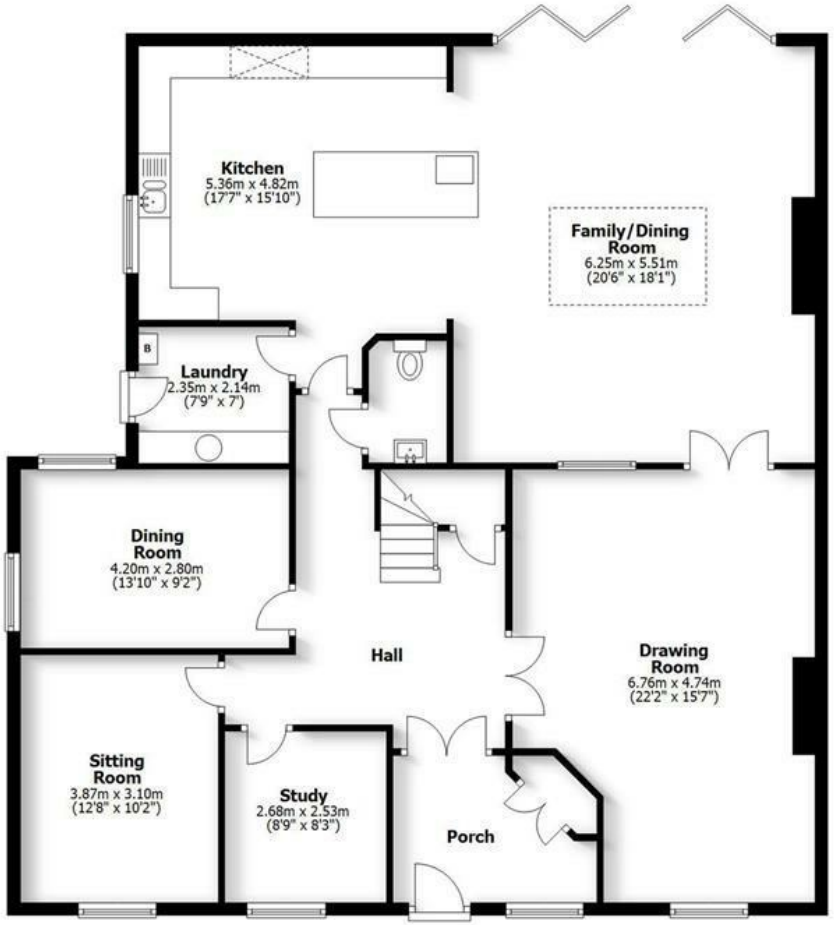
A surprisingly spacious and beautifully appointed modern family home
standing in an exclusive Tettenhall address

EDWARD HOUSE
16 ELVIRON DRIVE, TETTENHALL

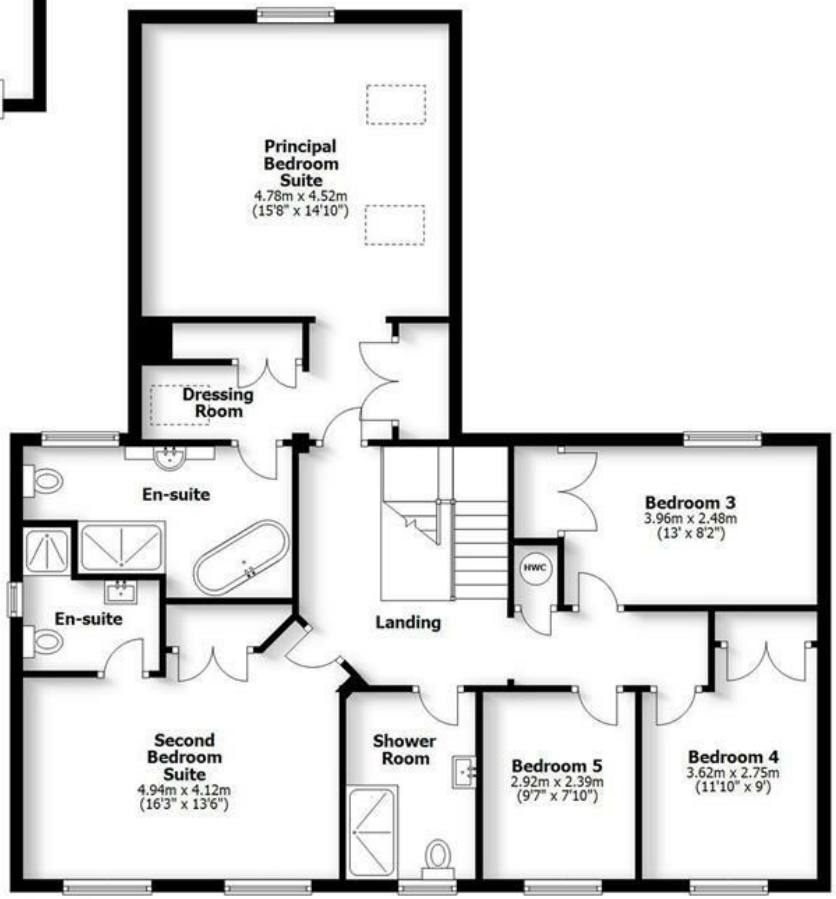
HOUSE:	267sq.m.	2874sq.ft.
GARAGE:	32.1sq.m.	345sq.ft.
TOTAL:	**299.1sq.m.**	**3219sq.ft.**

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

LOCATION
Edward House forms part of a small development of just 6 houses which were constructed in 2005 at the end of Elviron Drive which lies just off Redhouse Road.

The area is well served by schooling in both sectors and there are a wide range of local amenities available within both Tettenhall Village and Tettenhall Wood.

DESCRIPTION
Edward House is a superb residence which is appointed to show home standards throughout. The property was extended to the ground floor in 2020 to create a fine, living kitchen which is now the focal point of the residence.

There are fixtures and fittings of quality throughout, tasteful décor and double glazing.

ACCOMMODATION
A panelled front door opens into the HALL with tiled flooring, a cloaks and storage cupboard and double doors opening into the staircase HALL with tiled flooring and an oak staircase rising to the upper floor. The DRAWING ROOM has an Bolection style limestone fireplace with steel slips and granite hearth and provision for an electric fire.. The DINING ROOM has a light, corner aspect with windows to both the side and rear and there is a SITTING ROOM with a window to the front. The STUDY is an ideal space for those wishing to work from home with a window to the front and there is a GUEST CLOAKROOM with a contemporary suite, automatic light, tiled flooring and part metro tiled walls. The living kitchen is a stunning everyday living space with tiled flooring throughout. The KITCHEN has a full range of wall and base mounted cabinetry with granite working surfaces and coordinating centre island with breakfast bar end, there are three undermounted sinks with a boiling water tap in the centre island, space for a range style cooker with filtration unit above, an integrated dishwasher and leads to the FAMILY / DINING ROOM with a wide bank of bifold doors to the garden, a feature media wall with living flame gas fire and a ceiling atrium. The entire space benefits from underfloor heating. The LAUNDRY has wall and base mounted cupboards, tiled floor and a side door.

A staircase with oak balustrading rises from the staircase hall to the part galleried first floor landing. The PRINCIPAL SUITE has a large double bedroom with window and two sky lights, a DRESSING ROOM with fitted wardrobes and a stylish EN-SUITE BATHROOM with freestanding slipper bath, separate fully tiled shower, WC with concealed flush and vanity unit with oval wash basin with cupboards beneath and backlit mirror above, tiled floor, part tiled walls and two chrome towel rail radiators. The SECOND SUITE has a double bedroom with two windows to the front, a built in wardrobe and a well appointed EN-SUITE SHOWER ROOM. There are THREE FURTHER GOOD SIZE BEDROOMS, two of which have fitted wardrobes and there is a HOUSE SHOWER ROOM with a well appointed suite.

OUTSIDE
Edward House has a wide street frontage with shaped lawns with box hedging, a paved path to the front door and a DRIVEWAY to one side laid in brick paviours with an EV charger to the side of the garage. There is a DOUBLE GARAGE and gated access to the REAR GARDEN which has a shaped lawn, well stocked beds and borders, a tree studded backdrop and an extensive entertainment terrace. There is an external cold water supply and power sockets.

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.

Offers Around £949,950

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.

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