



Bedruthan, Links Avenue, Tettenhall, Wolverhampton, WV6 9QF

**BERRIMAN**  
**EATON**

# Bedruthan, Links Avenue, Tettenhall, Wolverhampton, WV6 9QF

An attractive, gabled detached property providing well proportioned three bedroomed accommodation in an exclusive address. The property requires a comprehensive scheme of refurbishment and there is ample scope for extensions (STPP)

## LOCATION

Links Avenue is a highly regarded cul-de-sac of substantial properties of individual merit and character which lies just of Codsall Road in a desirable address.

Local amenities are available within Claregate and Tettenhall and Codsall village centres. Wolverhampton City Centre is easily accessible and the area is particularly well served by schooling in both sectors.

## DESCRIPTION

Bedruthan is an attractive, gabled, traditional property with rooms of excellent proportions over both ground and first floors.

Whilst the property provides excellent living accommodation which has been well maintained over the years it would now benefit from a scheme of improvement throughout and there is ample scope for extensions to both ground and first floors, subject to gaining all of the usual and necessary consents.

## ACCOMMODATION

A leaded door with matching side windows opens into the PORCH with quarry tiled floor and an oak front door leads to the HALL with oak flooring, an oak staircase rising to the first floor, storage cupboards and ceiling coving. There is a bay fronted SITTING ROOM with a walk in double glazed and leaded bay window to the front, oak flooring, wiring for wall lights, ceiling coving and an ornate fireplace with marble hearth and slips and living flame coal effect gas fire. The DINING ROOM has oak flooring, wiring for wall lights, coved ceiling, a minster stone style fireplace with marble hearth and slips and living flame coal effect gas fire and double glazed bifold doors open into the CONSERVATORY which is double glazed with French doors to the garden and wiring for wall lights, tiled floor and a radiator helping to make the room useable all year round. The KITCHEN was extended some years ago and now benefits from a comprehensive range of wall and base mounted cabinetry with granite working surfaces, a centre island / breakfast table, space for a range style cooker with stainless steel Smeg filtration chimney above, an integrated Smeg dishwasher, an integrated fridge, tiled floor, integrated ceiling lighting, a light corner aspect with double glazed and leaded windows to the side and rear and a door to a SIDE LOBBY / LAUNDRY with stainless steel sink, plumbing for a washing machine, space for a fridge freezer, tiled floor and walls, a double glazed side window and side door and a SHOWER ROOM with fully tiled shower, WC, tiled floor and walls, a double glazed and leaded window and a chrome towel rail radiator.

An oak staircase rises from the hall to the part galleried first floor landing with a double glazed, leaded and part coloured window to the front, oak flooring, access to the roof space, ceiling coving and a linen cupboard with fitted shelving. BEDROOM ONE is a good double room in size with a walk in double glazed and leaded bay window to the front, a wide bank of fitted wardrobes, laminated flooring and ceiling coving. BEDROOM TWO is a good double room in size with a double glazed and leaded window overlooking the rear garden, fitted furniture including wardrobes, drawers, cupboards and shelving, laminated flooring and ceiling coving. BEDROOM THREE is also a double room in size with fitted bedroom furniture including wardrobes and matching chests of drawers with glazed display units either side of the bedhead recess with cupboards above, a fully tiled shower, coved ceiling, a double glazed and leaded window overlooking the rear garden and laminated flooring. The BATHROOM has a well appointed suite with a freestanding roll top bath with ball and claw feet with mixer tap with shower attachment, a separate fully tiled shower, a pedestal basin, tiled floor and walls, a radiator with heated towel rail attachment, wiring for wall lights and a double glazed and leaded side window. There is a SEPARATE CLOAKROOM with a WC, tiled floor, part tiled walls and a double glazed and leaded window.

## OUTSIDE

Bedruthan stands behind a generous frontage with a DRIVEWAY laid in brick setts providing ample off street parking with matured and fully planted flower beds. There is a GARAGE with electric light, concrete floor, side windows and a courtesy door to the rear.

There is gated side access over a pathway laid in brick setts to the delightful REAR GARDEN which provides a delightful green backdrop to the rear of the house with a paved patio to the rear of the property, a large shaped lawn and well stocked, matured and tended beds and borders. There is a greenhouse and a garden shed.

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

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around  
£450,000

EPC:

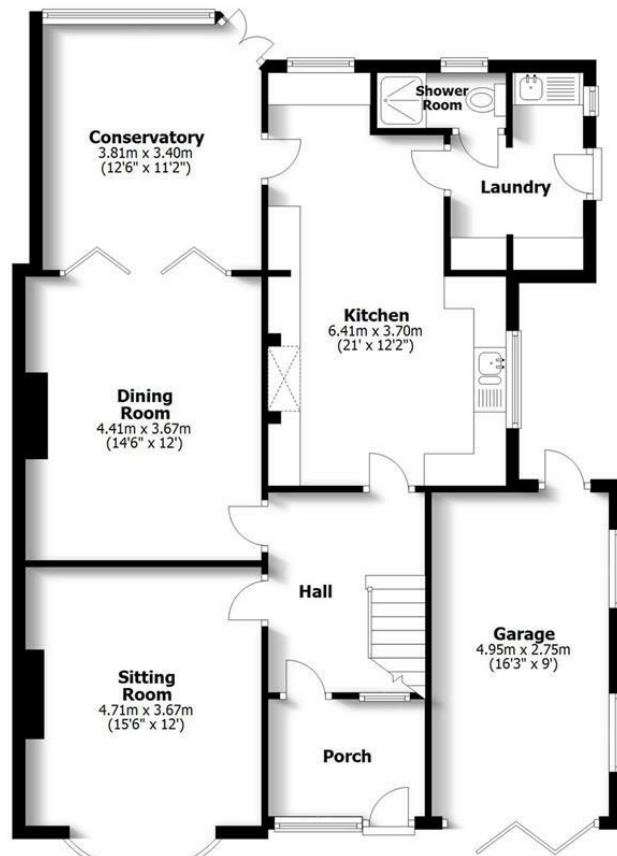
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

**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.



**BEDRUTHAN**  
LINKS AVENUE, TETTENHALL

HOUSE: 140.7sq.m. 1515sq.ft.  
GARAGE: 13.6sq.m. 147sq.ft.  
**TOTAL: 154.3sq.m. 1662sq.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**

