

14 Thirlmere Close, Tettenhall, Wolverhampton, WV6 9DG

BERRIMAN EATON

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A detached, three double bedroom family home in a sought after location which has the benefit of no upward chain.

LOCATION

Thirlmere Close is a highly regarded and much admired address standing in an established residential area within easy reach of a wide range of local facilities with the further amenities of Codsall, Tettenhall and the city centre itself being within easy reach. The area is well served by schooling in both sectors which helps to make the location an ideal family environment.

DESCRIPTION

The property comprises a well proportioned three bedroom family home with rooms of excellent sizes to both ground and first floors. Many of the rooms enjoy a dual aspect making the property light throughout. There is ample parking to the front and a matured garden to the rear. The property benefits from gas fired central heating, a pressurised hot water cylinder and double glazing.

ACCOMMODATION

A double glazed PORCH with tiled floor has a double glazed door opening into the HALL with stripped wooden flooring, a large understairs cupboard with a window to the porch, a useful cloaks and storage cupboard and a GROUND FLOOR SHOWER ROOM with a tiled shower cubicle, heated ladder towel rail, WC, wall mounted wash basin and a double glazed window. The LOUNGE has a dual aspect with a double glazed picture window to the garden and a double glazed window to the side and a gas fire set in a formal surround with marble hearth and slips. The DINING ROOM has a dual aspect with a double glazed window to the front and side and fireplace with an electrical point. The KITCHEN has a range of wall and base units with roll top working surfaces with tiled splash back, a stainless steel sink and drainer with a double glazed window over, space for appliances including a cooker, washing machine, tumble dry and a fridge, a double glazed window to the side, a pantry with space for a freezer and a door to the REAR HALL with tiled floor and a double glazed window to the side passage.

Stairs from the hall rise to the first floor landing with a double glazed window to the front, a linen cupboard with slatted shelving, a cupboard housing the pressurised hot water system and access to the loft. There are THREE DOUBLE BEDROOMS and a HOUSE BATHROOM with a contemporary white suite with a panelled bath with shower over, a vanity unit with wash basin with cupboards beneath and WC, tiled walls and a double glazed window.

OUTSIDE

14 Thirlmere sits behind a DRIVEWAY laid in tarmacadam providing off road parking for several cars, there is a shaped lawn and concealing hedges to the borders. The GARAGE has doors to the front and rear, concrete floor along with electric light and power.

There is gated side access to the REAR GARDEN with a paved patio to the rear with a shaped lawn beyond with mature and flowering beds and borders, a green house, a shed and an external cold water supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 broadband 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

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EPC: D

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.

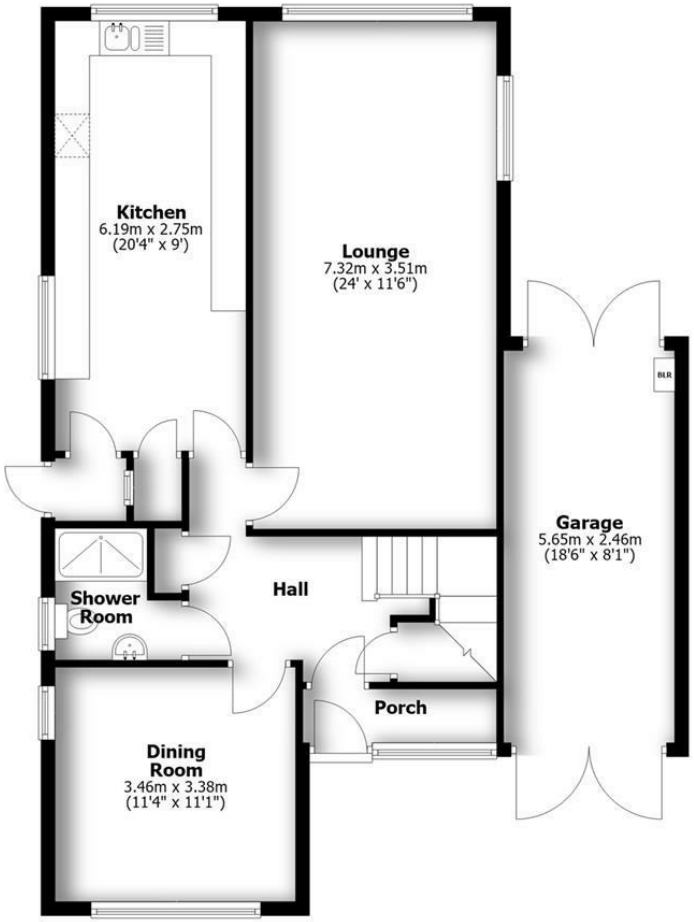




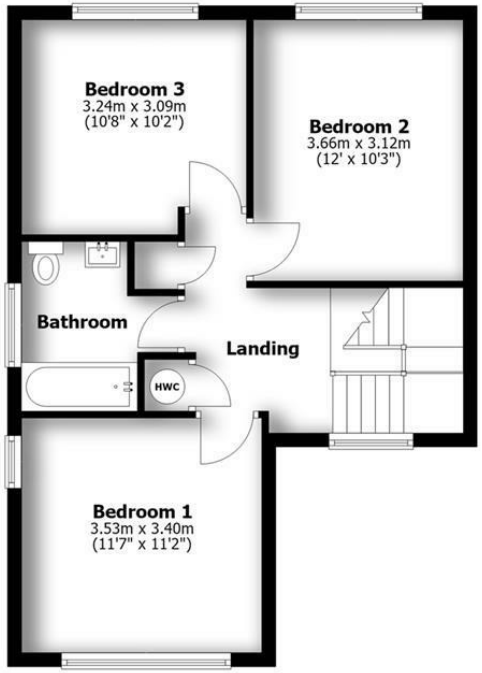

14 THIRLMERE CLOSE
TETTENHALL

HOUSE:	123.1sq.m.	1326sq.ft.
GARAGE:	13.9sq.m.	150sq.ft.
TOTAL:	**137sq.m.**	**1476sq.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







