



Connells

Alameda Gardens
Tettenhall Wolverhampton

Alameda Gardens Tettenhall Wolverhampton WV6 9EX

for sale offers in the region of
£350,000



Property Description

This beautifully presented family home in Tettenhall boasts an open aspect over allotments at the rear, enhancing its desirability. The property offers modern and versatile living space spread across three floors, all well-appointed and featuring gas central heating and double glazing.

Conveniently located near Tettenhall Village, residents can enjoy a variety of facilities and are just a short drive from numerous shops, pharmacies, and eateries, as well as the charming village green.

Wolverhampton City Centre is easily accessible, and excellent road links to the M54 and M6 make this an ideal home for both commuters and families.

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Location And Area

Set to the north west of Wolverhampton City Centre in the Tettenhall area on a modern residential development in a sought after area predominately due to highly regarded schools and excellent shopping facilities. Easy access is available to the M54 motorway and the i54 commercial development. Bilbrook and Wolverhampton rail stations are close by.

Entrance Hall

Inviting entrance hallway with stairs to first floor landing. Radiator

Guest Cloakroom

Guest cloakroom comprising w/c and hand basin. Tiled splash back

Kitchen

10' 9" x 8' 11" (3.28m x 2.72m)

Comprehensively fitted modern style range of wall and base units. Integrated hob, oven and extractor fan. Tiled splash backs. One and a half sink unit with drainer. Roll top work surfaces. Plumbing for washing machine and space for fridge/freezer. Tarkett flooring. Window to front elevation. Radiator.

Lounge

14' 11" x 12' 2" (4.55m x 3.71m)

Generous lounge with french windows into conservatory. T.V. Point, radiator.

Conservatory

11' 3" x 11' 1" (3.43m x 3.38m)

Spacious conservatory with french windows giving access to rear patio. Tiled floor.



First Floor Landing

Landing with airing cupboard. Radiator. Stairs to second floor.

Bedroom Two

14' 7" x 8' 2" (4.45m x 2.49m)

Spacious double bedroom with double aspect. Dormer style window to front elevation and window to rear enjoying the open aspect of the allotments, radiator.

Bedroom Three

12' 2" x 6' 3" (3.71m x 1.91m)

Double aspect to front elevation, radiator

Bedroom Four

12' 1" x 6' 9" (3.68m x 2.06m)

Window to rear aspect enjoying lovely views, radiator.

Shower Room

Shower in cubicle, wash hand basin, low level wc, radiator, feature tiling, extractor fan.

Second Floor Landing

Bedroom One

18' 6" x 12' 1" (5.64m x 3.68m)

Stunning loft style master suite complete with en-suite bathroom. Dormer style window to front elevation, radiator.

En-Suite

Generous en-suite bathroom comprising: free standing bath tub, hand basin and w/c. Velux style window to rear elevation, radiator, storage cupboard, feature tiling.

Outside Front

Feature brick built boundary wall with lawned area and is approached via a pathway, overlooking a secure communal lawn area with seating. To the side is a block paved driveway and single integral garage.

Outside Rear

To the rear is a patio area and enclosed lawned garden, which backs onto allotments.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: WVH332905 - 0006