



**Proposed Elevation**

38 Cranmere Avenue, Tettenhall, Wolverhampton, WV6 8TS

# 38 Cranmere Avenue, Tettenhall, Wolverhampton, WV6 8TS

Planning permission has been granted for substantial extensions to this single storey residence to provide a substantial, 3,616 sq ft (in total), five bedroom family home with the potential for a ground floor annex, in a sought-after location. The property could also be refurbished in its current layout to provide a fine bungalow.

## LOCATION

Cranmere Avenue is a pleasant residential area situated between Woodthorne Road, Yew Tree Lane and Wergs Road which has considerable character because of the mix of types and styles of properties which were all originally built by the same builders but to designs by a number of different architects.

The shopping facilities in Tettenhall village, Codsall and at Perton are within convenient access, Wolverhampton City Centre is close at hand and is served by a bus route along Wergs Road and Tettenhall Road and there is a wide range of amenities and facilities in the area.

## DESCRIPTION

38 Cranmere Avenue is currently a single storey property providing two living rooms, kitchen, laundry, conservatory and three bedrooms, a bathroom and an en-suite WC. The property requires a comprehensive scheme of refurbishment throughout and there is the potential to refurbish the property to create a superb bungalow.

Planning Permission has been granted for substantial works of extension and remodelling to create a modern family home with contemporary elevations and a superb flow of living spaces throughout. There is a shower room off the main living room which could therefore be utilised to provide a self contained annex. The proposed accommodation will extend to some 3,294 sq ft of living accommodation with a 322 sq ft garage and provides:

## GROUND FLOOR

- Hall
- Cloakroom
- Lounge
- Large living room, with shower room off (potential annex)
- Living kitchen
- Laundry / spice kitchen

## FIRST FLOOR

- Principal suite with bedroom, walk in wardrobe and shower room
- Second suite with bedroom, walk in wardrobe and shower room
- Three further double bedrooms
- Bathroom

## OUTSIDE

The plans provide for a GARAGE and the property will stand behind a DRIVEWAY with a pleasant GARDEN to the rear.

## PLANNING

Planning Permission has been granted for "enlargement and extensions to existing bungalow to create a two storey property"

City of Wolverhampton Council

Reference: 21/01364/FUL

Date: 14th January 2022

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 / Ultrafast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

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wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

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### Worcestershire Office

01562 546969

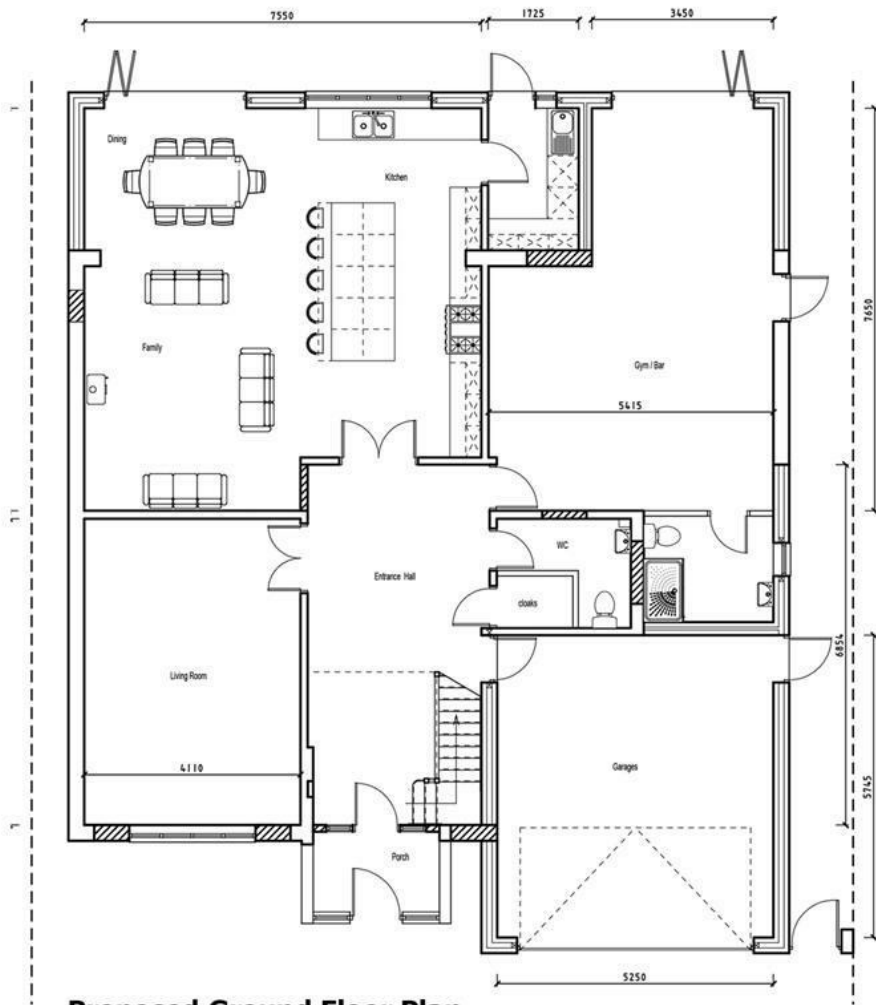
worcestershire@berrimaneaton.co.uk

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

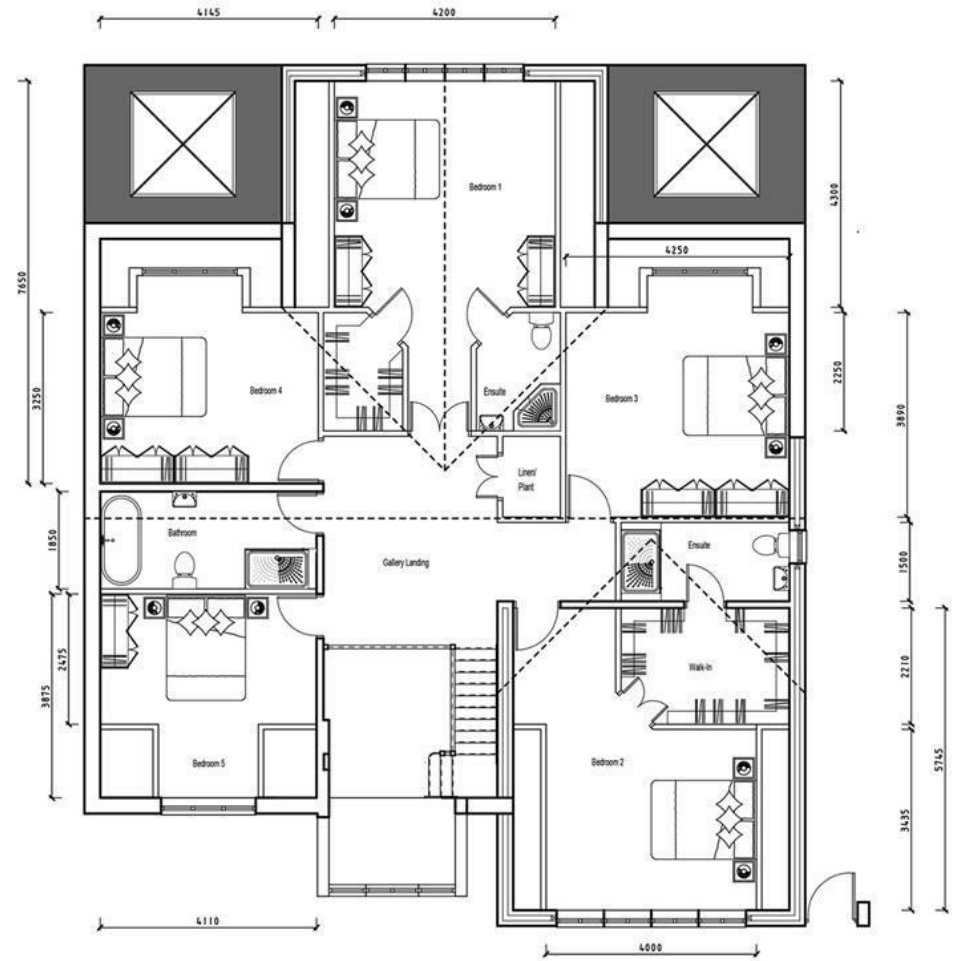
Offers In Excess Of  
£450,000

EPC:

**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.



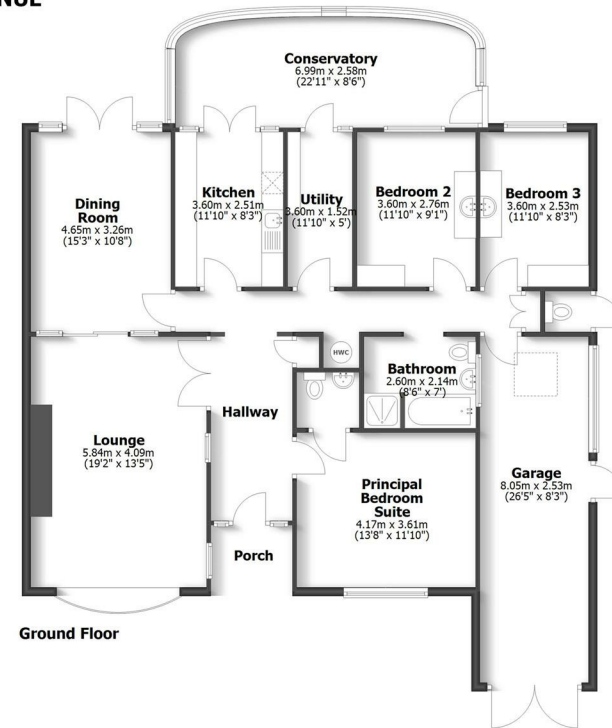
**Proposed Ground Floor Plan**



**Proposed First Floor Plan**



**38 CRANMERE AVENUE**  
TETTENHALL



HOUSE: 141.6sq.m. 1524sq.ft.  
GARAGE: 20.3sq.m. 219sq.ft.  
**TOTAL: 161.9sq.m. 1743sq.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