



19 Foley Avenue, Tettenhall, Wolverhampton, WV6 8LT

BERRIMAN  
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# 19 Foley Avenue, Tettenhall, Wolverhampton, WV6 8LT

A superbly situated two double bedroomed bungalow standing in an unusually large plot of approximately 0.25 acres in total

## LOCATION

Foley Avenue stands within easy reach of the excellent and wide ranging facilities available within both Tettenhall Village and Tettenhall Wood. There is easy access to the City Centre and the property is particularly conveniently located for excellent schooling in both sectors.

## DESCRIPTION

19 Foley Avenue is a well proportioned single storey residence which has been well maintained over the years.

One of the principal attractions of the property is the unusually large plot within which it stands with a deep frontage and a large and matured garden to the rear.

The property benefits from double glazing and gas fired central heating and there is neutral décor throughout.

## ACCOMMODATION

A double glazed front door to the side with matching panels opens into the HALL with dado rail, ceiling coving and access to the roof space. The LOUNGE is a well proportioned room with a walk in double glazed bay window to the front, an ornate fireplace with marble hearth and slips and living flame coal effect gas fire, wiring for wall lights, dado rail and ceiling coving. There is a BREAKFAST KITCHEN with a full range of wall and base mounted cupboards, a four ring Stoves gas hob with filtration unit above and built under Stoves electric oven, an integrated Whirlpool fridge, an integrated freezer, plumbing for a washing machine, plumbing for a dishwasher, ample space for informal dining, ceiling coving, a double glazed window overlooking the rear garden, a double glazed door to the front, a decorative coloured and leaded circular window and double glazed double doors opening into the CONSERVATORY which is fully double glazed and which has double glazed French doors to the garden.

BEDROOM ONE is a good double room in size with a range of fitted bedroom furniture including wardrobes, a kneehole dressing table with chest of drawers to one side and matching bedside chests, ceiling coving and a double glazed window overlooking the rear garden. BEDROOM TWO is also a double room in size with a linen cupboard with slatted shelving and wall mounted Worcester Bosch gas fired central heating boiler and a range of fitted furniture including wardrobes, bedside tables and cupboard s above the bedhead recess, chests of drawers and a kneehole dressing table with drawers to either side., a double glazed window to the front and ceiling coving to part. The SHOWER ROOM has a fully tiled corner shower, pedestal basin and WC, tiled walls, a double glazed side window and ceiling coving.

## OUTSIDE

19 Foley Avenue stands well back from the road with a DRIVEWAY to one side laid in tarmac leading to ample parking in front of the property which is laid in imprinted concrete. There is a GARAGE with remote controlled elevating door, electric and power and double doors to the rear.

There is gated side access over a pathway laid in imprinted concrete to the superb REAR GARDEN with a patio leading to a substantial timber decked entertaining terrace with gazebo, a large area of lawn, further paving to the rear and stocked beds and borders. There is a further timber decked terrace and sleeper edged borders to the rear and are two garden sheds.

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 / Ultrafast are available

Mobile – Ofcom checker shows three of the four main providers cover the area indoors and all four outdoors

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

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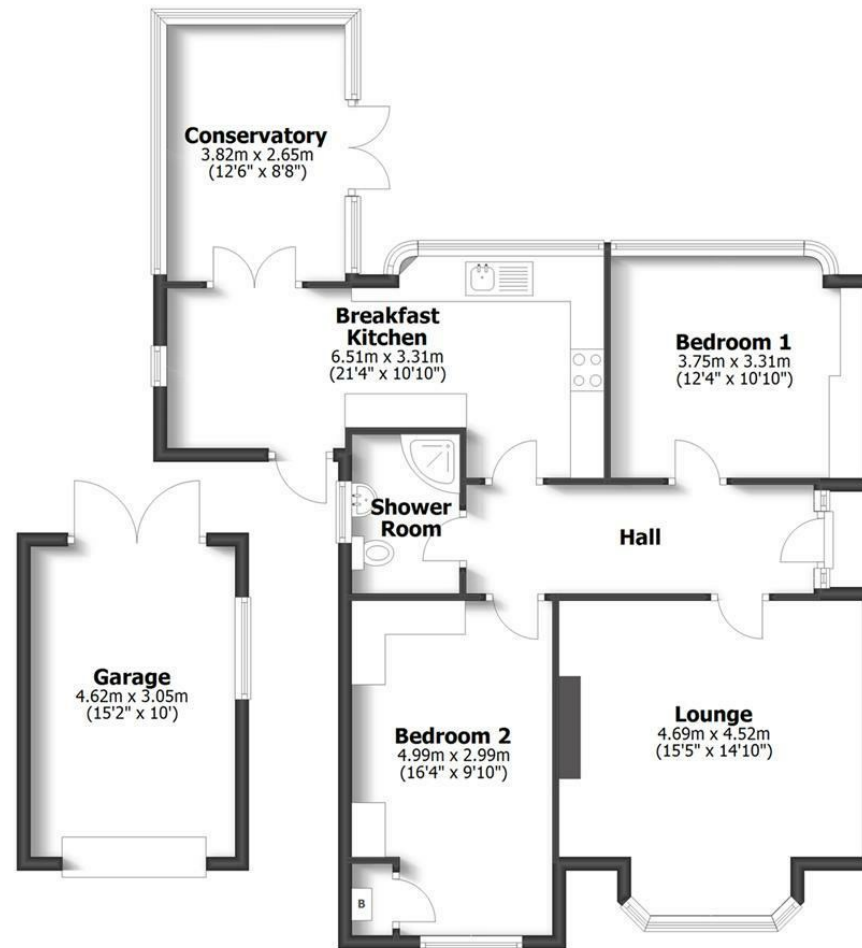
Offers Around  
£414,950

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.



## 19 FOLEY AVENUE TETTENHALL



Ground Floor

BUNGALOW: 88.8sq.m. 956sq.ft.  
GARAGE: 14.1sq.m. 152sq.ft.  
**TOTAL: 102.9sq.m. 1108sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

