



34 Ormes Lane, Tettenhall, Wolverhampton, WV6 8LL

BERRIMAN
EATON

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A recently refurbished four bedroom property standing in an outstanding elevated position with lovely views to the front and contemporary accommodation throughout.

LOCATION

The property stands in Vicarage Gardens, a small exclusive development of similar quality houses just off Ormes Lane conveniently situated close to local amenities available at Compton and Tettenhall villages and within convenient travelling distance of Wolverhampton City Centre. The area is well served by both independent and maintained schools and there is a regular bus service available nearby.

DESCRIPTION

The property is a superbly presented and stylish four bedroom family home which stands in a particularly highly regarded residential address.

Recently the property has been much improved and remodelled to provide excellent, contemporary living spaces over both ground and first floors. The rooms are well proportioned with the focal point of the ground floor being the fine dining kitchen and the property has been redecorated in neutral fashion.

All of the kitchen and bathroom suites have been replaced, there is gas fired underfloor central heating to both the ground and first floor and the property also benefits from double glazing and gas fired central heating with a new boiler having been fitted.

ACCOMMODATION

A composite front door opens into the HALL with LVT flooring, integrated ceiling lighting and a well appointed CLOAKROOM with a wall hung WC with concealed flush and a contemporary vanity unit with over wash basin with drawer beneath, backlit circular mirror, integrated ceiling lighting and LVT flooring. The LOUNGE is a superb and light through room with a double glazed window to the front and double glazed bifold doors into the rear garden, integrated ceiling lighting and wiring and recess for a wall mounted TV. The DINING KITCHEN is the focal point of the ground floor with a full range of wall and base mounted cabinetry with quartz working surfaces and a contrasting centre island with quartz top, a full range of Miele appliances including a combination microwave oven and grill, an electric oven, an integrated fridge and freezer, an integrated dishwasher and a four ring gas hob with central wok burner with filtration unit above, a light corner aspect with window to the side and rear and bifold doors to the garden, integrated ceiling lighting, glazed double doors and panels to the hall, LVT flooring and an adjoining LAUNDRY with plumbing for a washing machine, space for a tumble dryer, LVT floor tiling, a side door and a door to the garden.

A staircase with turned balustrading and cupboards beneath rises to the galleried first floor landing with integrated ceiling lighting, access to the roof space and a double glazed window and door to the first floor TERRACE which is paved with wrought iron balustrading and stunning, green views across Wolverhampton. The PRINCIPAL BEDROOM SUITE has a double bedroom with integrated ceiling lighting, a double glazed window overlooking the rear garden, wiring for a wall mounted TV and a well-appointed EN-SUITE SHOWER ROOM with a fully tiled shower with waterfall head and separate hose, wall hung vanity unit with wash basin with cupboard beneath, WC, part tiled walls, feature fitted fully height, smoked mirror, LVT flooring, two backlit make-up / shaving mirrors, integrated ceiling lighting and an opaque rear window. BEDROOMS TWO, THREE and FOUR are good rooms in size with integrated ceiling lighting and double glazed windows and the BATHROOM has a panelled bath with rainfall shower over and separate pencil hose, wall hung WC and wall hung vanity unit with wash basin with drawers beneath, part tiled walls, LVT flooring, integrated ceiling lighting and a window.

OUTSIDE

The property is approached over a DRIVEWAY providing ample off street parking and there is an integral DOUBLE GARAGE with an elevating door, double glazed side window, electric light and power and an internal door to the laundry. There is a first floor terrace with superb views

There is gated side access to the REAR GARDEN which is unusual and a feature of the property. There is an extensive paved terrace to the rear of the house with an old sandstone cliff and wall to the rear with a SANDSTONE CAVE with paved flooring providing a charming, covered external seating area. Steps to the side of the garden lead up to tiered rear beds which could be further landscaped should buyers so wish. There is external lighting.

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 are likely to cover the area externally and there is limited coverage indoors.

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
£575,000

EPC: C

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.



**34 ORMES LANE
TETTENHALL**

HOUSE: 116.3sq.m. 1252sq.ft.
 GARAGE: 24.3sq.m. 261sq.ft.
TOTAL: 140.6sq.m. 1513sq.ft.

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



