



Oak Lodge, 21 Birchfield Avenue, Tettenhall, Wolverhampton, WV6 8TE

**BERRIMAN**  
**EATON**

# Oak Lodge, 21 Birchfield Avenue, Tettenhall, Wolverhampton, WV6 8TE

21 Birchfield Avenue is a large, four bedroom detached property in a favoured cul-de-sac location in the heart of Tettenhall

## LOCATION

Birchfield Avenue is a much respected address standing in a highly regarded and prestigious part of Tettenhall just off Wrottesley Road. The wide ranging amenities afforded by the fashionable Tettenhall Village are within walking distance as are the picturesque open spaces afforded by the Upper Green. The City Centre is within easy reach and the area is particularly well served by a multitude of schooling in both sectors.

## DESCRIPTION

21 Birchfield Avenue has well-proportioned accommodation over both ground and first floors with rooms of excellent sizes. To the ground floor there is a lounge, dining room, kitchen, laundry and shower room and the first floor offers four large, double bedrooms and a bathroom. The property benefits from gas central heating, double glazing, a driveway, double garage and a superb rear garden with a part southerly rear aspect.

## ACCOMMODATION

A front door opens into the PORCH with tiled floor and glazed double doors open into the HALL with a double glazed window to the side, coved ceiling and a GUEST SHOWER ROOM with shower cubicle, vanity unit with wash basin and cupboards, WC, integrated ceiling lighting, part tiled walls and double glazed window to the front. There is a through LOUNGE with double glazed window to the front and double glazed patio doors to the rear, wiring for wall lights, a coal effect gas fire set in a marble hearth and surround with wooden mantle, coved ceiling and ceiling cornice. The DINING ROOM has been extended to the rear and has double glazed windows and French doors to the rear garden, wiring for wall lights, coved ceiling and ceiling cornice. The BREAKFAST KITCHEN fitted by well-known specialists Dayrooms of Tettenhall has a range of wall and base units with under cupboard lighting, tiled splash back and roll top working surfaces, sink and drainer, five ring Neff gas hob with filtration unit above, an integrated Neff double oven and grill, display cabinets, space for a fridge freezer, a double glazed window to the rear garden, tiled flooring and ample space for seating and a door to the REAR LOBBY with a double glazed door to the side passage, an internal door to the garage and a door to the LAUNDRY / BOOT ROOM with a range of wall and base units, roll top working surface, sink and drainer, plumbing and space for a washing machine and tumble dryer, part tiled walls and coat hooks.

A return staircase from the hall with wooden balustrading rises to the first floor landing with double glazed windows to the front, coved ceiling, ceiling cornice and ladder access to the boarded loft. The PRINCIPAL BEDROOM is a large room with a dual aspect with double glazed windows to the front and rear and coved ceiling. BEDROOM TWO is a good size double room with double glazed windows to the front and a range of built in furniture by Neville Johnson including wardrobes, kneehole dressing table / desk, cupboards and wall shelving. BEDROOMS THREE AND FOUR are both double in size with double glazed windows to the rear garden and the HOUSE BATHROOM is an excellent size with a panelled bath with pencil shower attachment, a shower cubicle with waterfall head and separate hose, pedestal wash basin, WC, tiled walls, heated ladder towel rail, integrated ceiling lighting, a double glazed window to the side and an airing cupboard housing the Worcester Bosch boiler, the hot water tank and slatted shelving.

## OUTSIDE

21 Birchfield Avenue sits well back from the road behind a large, shaped lawn with flowering shrubs to the borders and a DRIVEWAY laid in brick herringbone providing ample off street parking leads to the DOUBLE GARAGE with an up and over door, electric light and power, a double glazed window and a courtesy door to the side passage and an internal door to the rear lobby.

There is gated access to the REAR GARDEN with a large paved entertaining patio to the rear of the property with shaped lawn beyond with beautiful and mature flowering shrubs and borders and two pergolas. There is an external cold water supply and 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.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

Offers Around  
£650,000

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.



**21 BIRCHFIELD AVENUE  
TETTENHALL**

HOUSE: 182.2sq.m. 1961sq.ft.  
 GARAGE: 23sq.m. 248sq.ft.  
**TOTAL: 205.2sq.m. 2209sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



