



45 Yew Tree Lane, Tettenhall, Wolverhampton, WV6 8UG

BERRIMAN
EATON

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A substantial residence standing in a favoured address within a large plot of approximately a quarter of an acre in total.
The property requires a full scheme of modernisation affording buyers the opportunity to personalise the house to their own tastes and preferences

LOCATION

Yew Tree Lane is a popular and sought after address standing on the fringes of Tettenhall with its comprehensive array of everyday shopping facilities. There is easy access to the City Centre, the picturesque open spaces of the Upper Green are nearby and the area is well served by schooling in both sectors. There is convenient access to the motorway network via Junction 3 of the M54 at Tong and public transport can be found nearby along the Wergs Road (A41).

DESCRIPTION

45 Yew Tree Lane is a substantial family home with rooms of generous proportions to both ground and first floors. The property now requires a full scheme of modernisation and there is ample scope to extend, subject to gaining all of the necessary consents and permissions.

One of the principal attractions of the property is the superb plot within which it stands with a deep frontage and a large garden to the rear. There is a total plot size of approximately a quarter of an acre.

ACCOMMODATION

An enclosed PORCH with quarry tiled floor has a leaded and glazed front door opening into the HALL with decorative Lincrusta panelling, parquet flooring and a GUEST CLOAKROOM with wooden flooring, WC and a wash basin. The LOUNGE is a superb living room with a wide bow window overlooking the garden, a window and French door to the side, oak parquet flooring, an original tiled fireplace and wiring for wall lights. There is a DINING ROOM with a bay window to the front and a further window to the side, parquet flooring, an open, brick fireplace with quarry tiled hearth and the SITTING ROOM has windows to both the front and side and fitted book and display shelving. The KITCHEN has a basic range of wall and base mounted cupboards, quarry floor tiling, a window overlooking the garden, a larder with quarry tiled floor, shelving and cold shelf together with a side window and there is a side lobby with a STOREROOM, SECOND CLOAKROOM with WC and a door to the VERANDA with doors to both the drive and garden and to the garage together with a fuel store.

A staircase from the hall rises to the first floor landing with a window to the front, part Lincrusta panelling to the walls, access to the roof space and a fitted wardrobe with cupboards above. BEDROOM ONE is a good double room in size with a window overlooking the rear garden and a pedestal wash basin. BEDROOM TWO is a good double room in size with a walk in bay window to the front. BEDROOM THREE is a good double room in size with a window overlooking the rear garden and a wash basin and BEDROOM FOUR is also a double room in size with a window to the front. The BATHROOM has a coloured suite with a panelled bath and pedestal basin, a rear window, an airing cupboard with hot water cylinder and slatted shelving, part tiled walls and a heated towel rail radiator and there is a SEPARATE CLOAKROOM with WC, part tiled walls and window.

OUTSIDE

45 Yew Tree Lane stands in a large plot with a wide frontage with a low built brick boundary wall with iron railings on top and a DUAL ENTRANCE DRIVEWAY providing ample off street parking. There are shaped front lawns and a GARAGE which is tandem in length with doors to the front, window to the rear, electric light and two doors into the veranda. There is a further GARAGE with double doors to the front, side door, rear window and electric light together with gated access to the delightful REAR GARDEN with a paved terrace to the rear of the property, large lawn beyond and surrounding beds and borders.

There is a total plot size of approximately 0.25 acres in total

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – 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 outside with some coverage inside

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
£595,000

EPC: E

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.

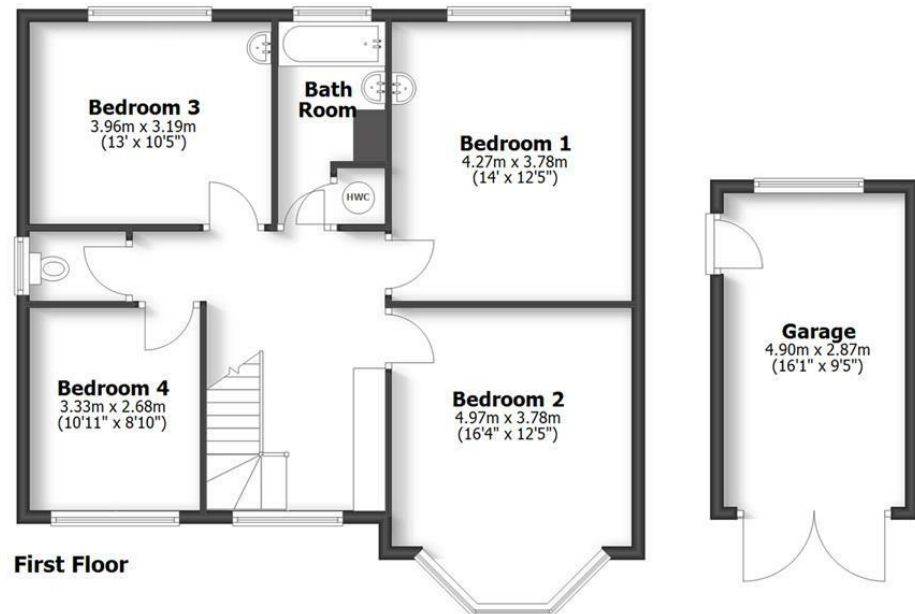


45 Yew Tree Lane
Tettenhall

HOUSE: 161.4sq.m. 1737sq.ft.
 GARAGE: 54.5sq.m. 587sq.ft.
 OUTBUILDINGS 1.8q.m 20sq.ft.
TOTAL: 217.7sq.m. 2344sq.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



First Floor

