



29 Lowlands Avenue, Tettenhall, Wolverhampton, WV6 9PA

BERRIMAN
EATON

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A four bedroom extended detached property in a sought-after residential location with a driveway to the front and a south westerly facing rear garden.

LOCATION

The property stands in this highly desirable location, close to excellent amenities including shopping, educational and recreational and within walking distance of Tettenhall Village and the wonderful open spaces of the Upper and Lower Greens. The area is also well served by an excellent public transport system allowing easy access to Wolverhampton City Centre and only a short travelling distance to the M54 Junction 2 allowing access to the whole of the motorway network.

DESCRIPTION

29 Lowlands Avenue has been much improved during the vendors ownership with a single storey extension to the rear to create a superb, open plan living dining kitchen with bifold doors to the rear gardens. In 2016 the windows were replaced, oak doors were fitted throughout and a new boiler was fitted along with a pressurised hot water cylinder.

The rear garden has a preferred south westerly aspect, there is off road parking for several vehicles, concrete flooring to the ground floor and there is 100mm of external wall insulation.

ACCOMMODATION

A glazed and leaded front door opens into the HALL with a double glazed and coloured window to the front, wood flooring, a useful understairs storage area and a ground floor SHOWER ROOM laid out in a wet room style with a waterfall head shower and separate hose, WC, wall hung wash basin and a heated ladder towel rail. The LOUNGE has a double glazed bow window to the front and a feature brick fireplace. The focal point of the ground floor is the open plan LIVING / DINING / KITCHEN with wood flooring throughout and bifold doors to the garden. The kitchen has a range of wall and base units with butchers block working surfaces with breakfast bar end with wine rack, stainless steel sink and drainer with a double glazed window over and metro tiled splashback with under cupboard lighting, space for an American style fridge freezer, integrated microwave, integrated double Hotpoint oven with four ring induction hob above and cylinder extractor fan over, integrated Bosch dishwasher, integrated washing machine, three roof lights, ample space for seating with wiring for a wall mounted TV and ample space for dining with a cast iron multi fuel stove with wooden mantle above.

Stairs from the hall rise to the first floor landing with a double glazed and coloured leaded window to the side. BEDROOM ONE is a good size double room with a double glazed window overlooking the rear garden and wiring for a wall mounted TV. BEDROOM TWO is also double in size with a double glazed window to the front and BEDROOM THREE is a good size with a double glazed window to the rear and BEDROOM FOUR has a double glazed window to the front. The HOUSE BATHROOM has a stand-alone bath with waterfall tap, WC, shower cubicle with waterfall head and separate hose, a wash basin with vanity drawers beneath, tiled floor and a double glazed window.

OUTSIDE

29 Lowlands Avenue sits behind a DRIVEWAY laid in brick sets affording off road parking for several vehicles with a raised bed to the front leading to a step with open canopy porch with external light to the front door

Double doors open into the GARAGE with an open doorway to the REAR GARDEN with a paved patio leading from the side of the property to the entertainment terrace to the rear with a preferred south westerly aspect with raised beds and steps down to a shaped lawn with conifers and shrubs to the borders. There is gated side access to the other side of the property, external water supply and external lighting.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 limited 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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Asking Price
£449,950

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.



**29 LOWLANDS AVENUE
TETTENHALL**

HOUSE: 123.4sq.m. 1328sq.ft.
 GARAGE: 11.6sq.m. 125sq.ft.
TOTAL: 135sq.m. 1453sq.ft.

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



