



15 Corfton Drive, Tettenhall, Wolverhampton, WV6 8NR

BERRIMAN
EATON

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A superbly presented four double bedroom detached property which has been skilfully extended to the rear to create an open plan living / dining / kitchen with a large principal bedroom suite to the first floor

LOCATION

Corfton Drive is a particularly sought after cul-de-sac which lies just off Wood Road within easy walking distance of the centre of Tettenhall village. The village provides a comprehensive array of local facilities which are ample for everyday needs whilst the more extensive amenities afforded by the city centre itself are within easy reach. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

15 Corfton Drive comprises a substantial, detached family home which was built in the Georgian style and which provides excellent and well-proportioned accommodation over ground and first floors. The accommodation has been extended to the ground floor and remodelled to the first floor by the current vendors so that it now provides living areas which are ideal for contemporary lifestyles.

The kitchen is finished to an exacting and impressive standard, the bathrooms are luxuriously appointed and there is tasteful décor throughout the residence. The house benefits from double glazed windows and gas fired central heating along with a drive and a double garage.

ACCOMMODATION

An open PORCH has double glazed windows with a central door into the enclosed PORCH with Karndean flooring and a GUEST CLOAKROOM with a cloaks area, WC, pedestal wash basin, Karndean flooring, part tiled walls and a double glazed window. Glazed double doors open into the HALL with Karndean flooring, a double glazed window to the side and a door to the LOUNGE with two double glazed bay windows to the front, integrated ceiling lighting, wiring for a wall mounted TV, Karndean flooring and the LAUNDRY has space and plumbing for a washing machine and tumble dryer, wall mounted boiler, Karndean flooring, ample drying space and a double glazed door to the side. The focal point of the ground floor is the superb, open plan LIVING / DINING / KITCHEN with Karndean flooring and integrated lighting throughout. The stunning kitchen has a range of contemporary wall and base units with quartz working surfaces and a double, undermounted Belfast sink with boiling Quooker tap and bifold window over. There is a coordinating centre island with breakfast bar end, Neff induction hob with Neff extractor fan above. There are a range of integrated appliances including three Neff slide and hide ovens, a combi microwave and warming drawer, an AEG larder fridge, a larder freezer, a corner pantry with automatic light, an integrated Bosch dishwasher and sliding triple patio doors to the rear garden. There is ample space for dining and seating with double glazed windows to the garden, wiring for wall lights and storage cupboards.

Stairs with wooden balustrading rise to the first floor landing with access to the part boarded loft via a drop down ladder. The PRINCIPAL BEDROOM SUITE has a large bedroom with two double glazed windows overlooking the rear garden, ample space for a dressing area, integrated ceiling lighting and an EN-SUITE SHOWER ROOM with a large shower cubicle with waterfall head and separate hose with a recessed shelf, WC, wash basin with cupboards beneath, tiled floor and walls, integrated ceiling lighting and a heated ladder towel rail. The SECOND BEDROOM SUITE has a good size double bedroom with a feature panel wall, integrated ceiling lighting, two double glazed windows to the front, built in wardrobe and an EN-SUITE SHOWER ROOM with a tiled shower cubicle, pedestal wash basin, WC, tiled floor and walls, heated ladder towel rail and integrated ceiling lighting. BEDROOMS THREE AND FOUR are both good size double rooms and the BATHROOM has a P-shaped bath with waterfall head over, WC, wash basin with vanity cupboards beneath, metro wall tiling, tiled floor, integrated ceiling lighting, traditional Victorian radiator and a double glazed window.

OUTSIDE

15 Corfton Drive sits behind a DRIVEWAY laid in imprinted concrete with a shaped lawn to one side, screening shrubs to one side and maturing laurels. There is a DOUBLE GARAGE with an up and over door and bin area to the side and external lighting surrounding the property.

There is gated side access to the REAR GARDEN with a paved patio wrapping around the rear of the property, a raised area of decking, shaped lawn, raised sleeper beds to the rear, gravel borders with mature shrubs, fencing to the borders and an external cold water supply.

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 three of the four main providers have limited coverage indoor with all four having likely coverage 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
£715,000

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.



**15 CORFTON DRIVE
TETTENHALL**

HOUSE: 164.4sq.m. 1802sq.ft.
 GARAGE: 26.1sq.m. 281sq.ft.
TOTAL: 190.5sq.m. 2083sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



