



19 Fair Oak Drive, Tettenhall Wood, Wolverhampton, WV6 8HX

**BERRIMAN**  
**EATON**

# 19 Fair Oak Drive, Tettenhall Wood, Wolverhampton, WV6 8HX

A superbly positioned and beautifully appointed family home within a convenient location. The property has the benefit of planning permission for a new Porch, rear kitchen extension and first floor extension over garage.

## LOCATION

Fair Oak Drive is an exclusive address which lies just off Mount Road close to the heart of both Tettenhall Wood and Tettenhall Village with the full complement of local facilities and amenities that these centres provide. There is easy access to the City Centre and the area is well served by schooling in both sectors.

## DESCRIPTION

19 Fair Oak drive is a modern three bedroom/ two bathroom detached family residence. The property has excellent living accommodation and is presented to a high standard, a superb example of its type.

The property also benefits from a driveway, enclosed rear garden, gas central heating and double glazing.

## ACCOMODATION

A double glazed door opens into the ENTRANCE PORCH having laminate flooring, a storage cupboard, a CLOAKROOM with WC, hand basin with cupboard below and there is a further door to the OPEN PLAN LIVING ROOM with DINING AREA and a feature stair case to the first floor, laminate flooring, coved ceiling, a double glazed bay window to the front, a feature fireplace with marble effect hearth and slips and double glazed French doors to the CONSERVATORY with laminate flooring and double glazed French doors and windows to the rear. The KITCHEN comprises a comprehensive range of wall and base units, fitted work top with tiled splash back and a coordinating breakfast bar, there are a range of integrated appliances including an electric oven and hob with extractor above and dishwasher, there is space for a American style fridge and freezer, tiled flooring, a double glazed window to the rear and a door to the LAUNDRY having base units with fitted work top and tiled splash back, a stainless steel sink and drainer unit, space for a washing machine and dryer and a further door to the garage.

Stairs rise from the living room to the first floor LANDING. The PRINCIPAL BEDROOM comprises a double room with coved ceiling, wiring for mounted wall lights, a range of fitted wardrobes, a double glazed window to the front elevation and an ensuite with a shower cubicle, WC, and hand basin, tiled walls and flooring, a chrome heated towel rail, a fitted cupboard providing ample storage space and a double glazed window to the front. BEDROOM TWO is a double room with coved ceiling and double glazed window to the rear. BEDROOM THREE is double room with a double glazed window to the rear. THE FAMILY BATHROOM comprises a panelled bath and separate shower cubicle, WC and hand basin, tiled walls and flooring, and a double glazed window to the side elevation.

## OUTSIDE

The property stands behind a lovely frontage with a shaped front lawn, a DRIVEWAY to one side providing ample off street parking and an EV charging point. There is a GARAGE with electric light and gated access to the REAR GARDEN having a paved patio with steps up to a shaped lawn.

## PLANNING PERMISSION

Planning permission has been granted for "new Porch, rear kitchen extension and first floor extension over garage".

Wolverhampton City Council

24/00213/FUL

Date: 17th February 2024

We are informed by the Vendors that all mains services are connected.

COUNCIL TAX BAND E – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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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.



**19 Fair Oak Drive**  
Tettenhall Wood

HOUSE: 101.1sq.m. 1089sq.ft.  
GARAGE: 19.7sq.m. 212sq.ft.  
**TOTAL: 120.8sq.m. 1301sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



