



14 Fair Oak Drive, Tettenhall, Wolverhampton, WV6 8HX

BERRIMAN  
EATON



# 14 Fair Oak Drive, Tettenhall, Wolverhampton, WV6 8HX

A superbly positioned and beautifully appointed family home which has been skilfully extended to create an outstanding living / dining kitchen which is the focal point of the ground floor.

## 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

14 Fair Oak Drive is a family home of enormous merit and calibre which was skilfully extended some years ago to the rear to vastly improve the level of accommodation provided. The centre piece of the house is the stunning living / dining kitchen which is a beautiful principal living space which is ideal for contemporary lifestyles.

The property is presented to show home standards with stylish décor and appointments of quality throughout. As you would expect from a property of this nature, the property benefits from double glazing together with bifold doors to the rear garden and gas fired central heating and there are kitchen and bathroom suites of the highest standard.

## ACCOMMODATION

A double glazed door opens into the double glazed PORCH with tiled floor and a double glazed front door with matching side panel opening into the HALL with a cloaks and store and a well appointed CLOAKROOM with a contemporary white suite with WC and wall hung rectangular corner wash basin with travertine stone tiled splash back, stone flooring and a double glazed window. The SITTING ROOM is a well proportioned room with a double glazed bay window to the front and a contemporary wall mounted electric fire. The LIVING / DINING KITCHEN is a room of some depth with a part vaulted ceiling to the rear with three double glazed roof lights and a wide bank of bifold doors opening onto the rear terrace with the garden beyond. The kitchen area has a full range of gloss fronted wall and base mounted cupboards with butchers block working surfaces and a coordinating centre island with breakfast bar and wine rack, there is an electric induction hob with stainless steel filtration unit above, an integrated double electric oven, an integrated microwave, recessed space for a fridge freezer, a double glazed side door and a useful understairs cloaks and storage cupboard. The family area has wiring for a wall mounted TV and there is ample space for dining. The entire room has engineered oak flooring and integrated ceiling lighting. A door opens into a room currently used as a STUDY / PLAYROOM which is an occasional room only as it does not conform to building regulations. It has is engineered oak flooring, integrated ceiling lighting and a double glazed window to the rear. There is a LAUNDRY with plumbing for a washing machine and space for a tumble dryer, integrated ceiling lighting, engineered oak flooring, a double glazed rear window and an internal door to the garage.

A staircase with oak banister rises from the hall to the first floor landing with a double glazed window to the side, access to the roof space and a linen cupboard with a wall mounted Worcester Bosch gas fired central heating boiler. BEDROOM ONE is a good double room in size with a double glazed window overlooking the rear garden. BEDROOM TWO is a double room in size with a double glazed window to the front and BEDROOM THREE is also a good room in size with a double glazed front window and built in over stairs wardrobe. The HOUSE BATHROOM is particularly stylishly fitted with a freestanding bath with wall mounted waterfall tap and a separate corner shower with rainfall head with separate handheld attachment, a wall hung vanity unit with moulded sink with drawers beneath, part tiled walls, tiled floor with underfloor heating, two double glazed windows, integrated ceiling lighting and a chrome towel rail radiator.

## OUTSIDE

Fair Oak Drive stands behind a lovely frontage with a shaped front lawn and a DRIVEWAY to one side laid in brick setts providing ample off street parking. There is a GARAGE with an elevating door, electric light, wall and base mounted cupboards forming a workshop area and an internal door to the laundry.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND E - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile – Ofcom checker shows three of the four main providers have limited coverage indoors 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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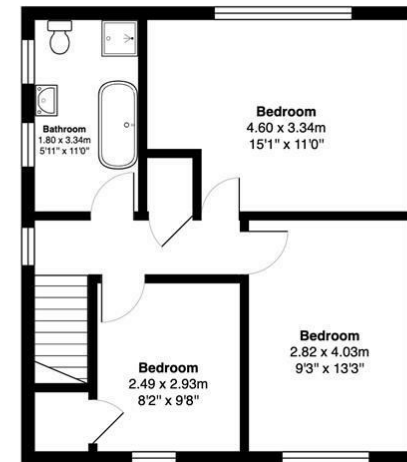
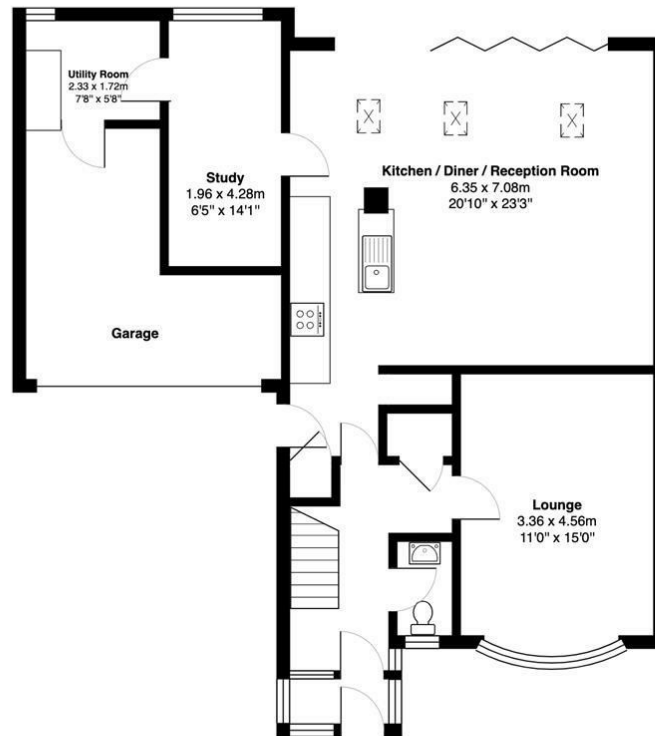
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£445,000

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.



Total Area: 146.3 m<sup>2</sup> ... 1575 ft<sup>2</sup>

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



