



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

BERRIMAN
EATON

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A superbly situated new build residence with exceptional accommodation over both ground and first floors in a highly regarded residential address.

LOCATION

3 Yew Tree Lane stands at the Wergs Road end of the lane in a particularly desirable Tettenhall address. The wide ranging local facilities afforded by both Tettenhall Village and Tettenhall Wood are within easy reach as are the picturesque open spaces of the Upper Green.

Regular bus services run along the Wergs Road, rail services run from Codsall Station with direct connections to Shrewsbury and Birmingham and, furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

3 Yew Tree Lane was, originally, a small detached bungalow and has been skilfully reimagined to create a superb two storey family home with accommodation of much depth over both ground and first floors. The focal point of the house is the living / dining / kitchen which runs along the full width of the property on the ground floor at the rear and there are two further living rooms together with five bedrooms, three en-suites and a house bathroom to the first floor.

All of the works have been carried out to a high standard with an excellent level of finish and a superb level of appointment throughout.

ACCOMMODATION

A composite front door with glazed panel to one side opens into the HALL with ceramic floor tiling and a GUEST CLOAKROOM with a contemporary suite of WC and vanity unit with cupboard beneath and backlit sensor mirror above, tiled floor and chrome towel rail radiator. There are TWO RECEPTION ROOMS, both of which have double glazed windows to the front and wiring for a wall mounted TV together with the stunning LIVING / DINING / KITCHEN to the rear. The kitchen has a comprehensive range of wall and base mounted cabinetry with granite working surfaces and a coordinating centre island with breakfast bar end, a full range of integrated appliances including an induction hob with a central filtration unit, a larder fridge, a larder freezer, two electric ovens and a dishwasher. There is ample space for seating and dining areas with the entire room having ceramic floor tiling, a double glazed garden door and double glazed patio doors and windows, again, to the garden. There is integrated ceiling lighting throughout and an adjoining LAUNDRY with plumbing for a washing machine and space for a tumble dryer, ceramic floor tiling, a stainless steel sink, a double glazed side window, integrated ceiling lighting and a door to the STOREROOM with a remote controlled roller shutter door, wall mounted central heating boiler, electric light and power and a double glazed side door.

An oak staircase with glazed balustrading rises from the ground floor to the first floor landing with integrated ceiling lighting and loft ladder access to the roof space. There are THREE BEDROOM SUITES, all of which have double bedrooms, two of which have fitted wardrobes and all with stylish EN-SUITE shower rooms with contemporary appointments. There are TWO FURTHER DOUBLE BEDROOMS and a well appointed HOUSE BATHROOM with a white suite of panelled bath with shower over with rainfall head and separate hose, WC and wall hung wash basin with drawer beneath and backlit sensor mirror above, part tiled walls, tiled floor, integrated ceiling lighting and a double glazed rear window.

OUTSIDE

3 Yew Tree Lane stands behind a wide, gravelled frontage providing extensive OFF STREET PARKING for multiple vehicles. There is gated access to one side over a paved path to the delightful REAR GARDEN with a paved rear terrace with lawn beyond together with external lighting.

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 likely coverage indoor and all four have likely coverage outdoor.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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Offers Around
£775,000

EPC:

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.



3 YEW TREE LANE TETTENHALL

HOUSE: 188.3sq.m. 2027sq.ft.
STORE ROOM: 6.7sq.m. 72sq.ft.
TOTAL: 195sq.m. 2099sq.ft.

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



