



2 Chilgrove Gardens, Tettenhall, Wolverhampton, WV6 8XP

BERRIMAN  
EATON



## 2 Chilgrove Gardens, Tettenhall, Wolverhampton, WV6 8XP

An outstanding, detached bungalow providing superb three bedroom accommodation allied with three reception rooms in a generous plot in a highly regarded and much respected Tettenhall Village address.

### LOCATION

2 Chilgrove Gardens stands in a small and sought after cul-de-sac setting within walking distance of the centre of Tettenhall Village with its comprehensive range of local amenities and it is close to the picturesque Upper Green with its delightful open spaces. There is convenient travelling to the City Centre with regular bus services running along the Wergs Road.

### DESCRIPTION

The property is a substantial bungalow with fine accommodation of much note with well-proportioned rooms and flexibility of use.

The property would benefit from a degree of updating which therefore affords buyers the opportunity to finish the property to their own individual tastes and preferences. There are double glazed windows and gas fired central heating.

### ACCOMMODATION

An open PORCH has a glazed door opening into the HALL with coved ceiling and a GUEST CLOAKROOM with WC, pedestal wash basin and part tiled walls. The LOUNGE has a patio door to the rear garden, coved ceiling and a coal effect gas fire set in a marble hearth and surround with wooden mantle. The DINING ROOM has a window to the front and coved ceiling and a door to the KITCHEN with a range of wall and base units with roll top working surfaces with tiled splash back and under cupboard lighting, there is a stainless steel sink and drainer with a window over, four ring gas hob with filtration unit above, there is space for appliances including fridge freezer, washing machine and dishwasher. A door from the kitchen opens into the GARDEN ROOM with windows and doors to two elevations, tiled flooring and an internal door to the garage.

A door from the lounge opens into an INNER HALL with a linen cupboard housing the wall mounted Worcester boiler and access to the loft via a drop down ladder. BEDROOM ONE is a good size double room with a window to the rear and a range of fitted furniture including wardrobes, drawers, cupboards above the bedhead recess and bedside tables. BEDROOM TWO is a good size room with a bay window to the front and a range of integrated furniture including wardrobes and a knee hole dressing table and BEDROOM THREE is also a good size with a window to the front and coved ceiling. The BATHROOM has a panelled bath, pedestal wash basin, WC, tiled shower cubicle, tiled walls, heated ladder towel rail and a window to the side.

### OUTSIDE

2 Chilgrove Gardens sits behind an impressively wide frontage with a shaped lawn with planted and flowering beds with a DRIVEWAY laid in tarmacadam leading to the DOUBLE GARAGE which has twin elevating doors, electric light and power, concrete floor and an internal door to the garden room.

There is gated side access to either side of the property leading to the REAR GARDEN with an extended patio laid in brick setts with a shaped lawn beyond and planted and flowering beds and borders.

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 two of the four main providers have likely 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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EPC: D

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## 2 CHILGROVE GARDENS TETTENHALL

BUNGALOW: 101.6sq.m. 1094sq.ft.

GARAGE: 29.3sq.m. 315sq.ft.

**TOTAL: 130.9sq.m. 1409sq.ft.**

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



**Ground Floor**



