



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

BERRIMAN  
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## 2 Fair Oak Drive, Tettenhall Wood, Wolverhampton, WV6 8HX

2 Fair Oak Drive is a well presented single storey residence occupying a large, corner position with the addition of a conservatory to the rear.

### 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

2 Fair Oak Drive has flexible accommodation over a single storey. The accommodation currently comprises of a through reception room with ample space for seating and dining, a kitchen with a conservatory accessible from both the kitchen and the reception room. There are three bedrooms with the third bedroom currently being used as a study and the bathroom has both a bath and a shower. The rear garden has been well looked after with planted beds and borders and there is a driveway and a double garage. The property benefits from double glazing and gas central heating.

### ACCOMMODATION

An open PORCH with external lighting has a double glazed door and side window opening into the HALL with wood laminate flooring, coved ceiling, access to the loft and an airing cupboard housing the wall mounted Worcester Bosch boiler and slatted shelving. There is a through reception room with wood laminate flooring throughout, the LOUNGE AREA has double glazed windows to two elevations, coved ceiling, a coal effect electric fire with stone hearth and wooden mantle and an opening through to the DINING AREA with double glazed French doors to the conservatory and a serving hatch to the kitchen. The KITCHEN has a range of wall and base units with roll top working surfaces with tiled splash back, a stainless steel sink and drainer with double glazed window over, space for an electric cooker, a dishwasher, a washing machine and integrated fridge and freezer, wood laminate flooring and a double glazed door to the CONSERVATORY with double glazed windows and doors to the garden, wiring for wall lights and a radiator making the room usable all year round.

BEDROOM ONE is a good size double room with a range of fitted furniture including wardrobes, bedside tables and a knee hole dressing table and a double glazed window to the rear. BEDROOM TWO is also a good size with a range of fitted furniture including wardrobes, knee hole dressing table and a double glazed window to the side. BEDROOM THREE is currently being used as an office with a range of fitted furniture including a computer desk and filing drawers and there is a double glazed window to the front. The BATHROOM has a panelled bath, a shower cubicle, a wash basin with cupboards and drawers beneath, WC, tiled floor and walls, a double glazed window and a heated ladder towel rail.

### OUTSIDE

2 Fair Oak Drive occupies a corner position with lawn and planted borders to the front and side. It site behind a DRIVEWAY laid in tarmacadam affording off road parking for several vehicles and a DOUBLE GARAGE with an electric roller shutter door, concrete floor, electric light and power and a courtesy door to the rear.

The REAR GARDEN has a paved patio with shaped lawn beyond with planted and flowering borders, a brick built shed and a courtesy door to the garage. There is gated side access facing onto Mount Road.

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.

Broadband – Ofcom checker shows Standard / Superfast / 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.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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£425,000

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.



## 2 FAIR OAK DRIVE TETTENHALL WOOD

BUNGALOW: 92.8sq.m. 999sq.ft.  
GARAGE: 24.4sq.m. 263sq.ft.  
**TOTAL: 117.2sq.m. 1262sq.ft.**

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





