



11a Wrekin Drive, Wergs, Tettenhall, Wolverhampton, WV6 8UJ

BERRIMAN
EATON

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A two bedroom bungalow with a preferred westerly facing rear garden in a quiet cul-de-sac location yet still near shops and public transport

LOCATION

11a Wrekin Drive sits at the beginning of a small spur driveway of just four bungalows and is centrally located in the picturesque village of Tettenhall enjoying the wide ranging and varied amenities available within the village centre itself together with picturesque open spaces of Upper Green. Public transport can be found nearby and there is convenient access to the City Centre.

DESCRIPTION

11a Wrekin Drive has well proportioned accommodation over a single storey. There are two reception rooms along with a breakfast kitchen and a laundry. The second bedroom is currently being used as a sitting room, the main bedroom is a good size double room and the bathroom also houses a shower. There is ample parking to the front along with a garage and a westerly facing rear garden.

ACCOMMODATION

A double glazed door opens into the PORCH with a glazed door and window opening into the HALL with coved ceiling and a dado rail. The LOUNGE is a good size room with a double glazed bow window overlooking the rear garden, wiring for wall lights, coved ceiling, dado rail, a coal effect gas fire set in a formal surround and a door opens into the DINING ROOM with coved ceiling, dado rail, a double glazed window to the rear garden, a glazed door to the hall and a door to the BREAKFAST KITCHEN with a range of wall and base units with roll top working surface, tiled splash back, under cupboard lighting, a sink and drainer with a double glazed window and plinth lighting above, a four ring gas hob with filtration unit above and oven beneath, integrated Whirlpool dishwasher, integrated fridge, tiled floor, space for dining and a door to the LAUNDRY with coordinating units to those in the kitchen, sink and drainer, plumbing for a washing machine and tumble dryer, a concealed wall mounted gas fired central heating boiler, tiled flooring, a double glazed door and window to the rear garden and an internal door to the garage.

BEDROOM ONE is a good size double with double glazed windows to the front and a range of fitted furniture including wardrobes, knee hole dressing table, drawers and bedside table, coved ceiling and a dado rail. The SITTING ROOM / BEDROOM TWO has a double glazed window to the front garden, coved ceiling and dado rail. The BATHROOM has a panelled bath, a tiled shower cubicle, WC, wash basin, tiled floor, tiled walls, integrated ceiling lighting, a double glazed window and a linen cupboard with slatted shelf and hot water cylinder.

OUTSIDE

11a Wrekin Drive sits behind a DRIVEWAY laid in brick paviours affording off road parking for several vehicles leading to the GARAGE with an up and over door, concrete floor, electric light and power and an internal door to the laundry. There is a shaped front lawn with a stepping stone path to the front door and concealing hedges to the borders.

There is gated side access to the private, west facing REAR GARDEN with paved steps leading down to a shaped lawn with concealing and flowering shrubs to the borders, a gravelled terrace and a shed.

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 and Ultrafast are available

Mobile – Ofcom checker shows there is likely and limited coverage indoors with all four main providers having likely coverage outdoors.

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

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

Offers Around
£449,950

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.



11A WREKIN DRIVE TETTENHALL

BUNGALOW: 84.6sq.m. 911sq.ft.
GARAGE: 13.6sq.m. 146sq.ft.
TOTAL: 98.2sq.m. 1057sq.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

