



22 Yew Tree Lane, Tettenhall, Wolverhampton, WV6 8UF

BERRIMAN  
EATON

# 22 Yew Tree Lane, Tettenhall, Wolverhampton, WV6 8UF

An extensive single storey residence providing well planned living accommodation of just over 3,000 sq ft in total, in a small, gated development of just two properties in a fine Tettenhall address

## LOCATION

Yew Tree Lane is a popular and sought after address standing on the fringes of Tettenhall with its comprehensive array of everyday shopping facilities. There is easy access to the City Centre, the picturesque open spaces of the Upper Green are nearby and the area is well served by schooling in both sectors. There is convenient access to the motorway network via Junction 3 of the M54 at Tong and public transport can be found nearby along the Wergs Road (A41).

## DESCRIPTION

22 Yew Tree Lane was originally built in approximately 1987 by a builder for his own occupation and was constructed to a high standard. In recent years the property has been skilfully reconfigured to create an exceptional bungalow of enormous merit with well laid out accommodation of notable proportions.

The residence benefits from an excellent level of specification with a stunning living kitchen which is the focal point of the accommodation. There is double glazing throughout and under floor heating to part.

The bungalow stands within an excellent plot with its own independent gated drive together with a second gated access onto a private drive leading to just one other property.

## ACCOMMODATION

A composite front door with glazed panels to the side opens into the hall with gloss floor tiling, underfloor heating, a cloaks and storage cupboard, a ceiling cornice and a GUEST CLOAKROOM with gloss floor and wall tiling and a contemporary white suite of WC and wash basin with cupboard beneath and underfloor heating. The LOUNGE is a vast living room with a light corner aspect with windows to the front and a walk in, wide bay to the side, a feature contemporary panelled wall with wiring for a wall mounted TV, ceiling cornice and laminated flooring with underfloor heating. Glazed double doors open into the LIVING KITCHEN which is a large, through room with bifold doors to two elevations, a comprehensive range of wall and base mounted cabinetry and contrasting centre island, all with quartz working surfaces, a range of Siemens integrated appliances including a five ring gas hob with rising extraction unit behind, two electric ovens, a dishwasher and two fridge freezers, gloss floor tiling throughout, integrated ceiling lighting, an atrium roof light, underfloor heating and wiring for a wall mounted TV. There is a SITTING ROOM / BEDROOM FIVE with two windows, laminated flooring, boiler room with Worcester Bosch central heating boiler and pressurised hot water cylinder and a SHOWER ROOM with gloss wall and floor tiling, a corner shower with waterfall head and separate hose, a WC and a vanity unit with wash basin with cupboard beneath and a side window. There is a LAUNDRY with plumbing for a washing machine, a window and laminated flooring. NB this suite of rooms could form the basis for an independent self contained annex should buyers so wish.

The PRINCIPAL SUITE has a double bedroom with laminated flooring, two windows, ceiling cornice and an EN-SUITE BATHROOM with a well appointed white suite with a panelled bath, wall hung WC, wall hung bidet and vanity unit with twin wash basins with mirrors above, cupboards and drawers together with a separate shower with a waterfall head and separate hose, integrated ceiling lighting, a window and a chrome towel rail radiator. BEDROOM TWO is a good double room in size with a front window, a wide bank of fitted wardrobes with mirrored doors, laminated flooring and a cupboard together with a ceiling cornice. BEDROOM THREE is a double room in size with a window to the front, laminated flooring and ceiling cornice and BEDROOM FOUR is also a double room in size with laminated flooring and a window overlooking the garden. There is a HOUSE SHOWER ROOM with a fully tiled shower, WC with concealed flush, bidet and vanity unit with inset wash basin with cupboards beneath, a coordinating cupboard above, a backlit mirror above the sink, tiled floor and walls, integrated ceiling lighting and a chrome towel rail radiator.

## OUTSIDE

22 Yew Tree Lane stands in a fine position behind a wide frontage with low built wall with inset wrought iron railings. There are remote control gates to one side opening onto a DRIVEWAY laid in brick paviours providing ample off street parking. A second set of wrought iron remote control gates opens onto a secondary DRIVE serving just one other property and there is a further DRIVEWAY laid in brick paviours providing off street parking for two cars. There are lawns to the side together with the REAR GARDEN which is principally laid to lawn with stocked and surrounding beds and borders, a porcelain paved patio and a CONSERVATORY to one side.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND H – 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 and Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
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.

## Tettenhall Office

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## Lettings Office

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Offers Around  
£799,950

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.



**22 YEW TREE LANE**  
TETTENHALL



**TOTAL: 281.7sq.m. 3032sq.ft.**

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

