



18 Chatsworth Gardens, Tettenhall, Wolverhampton, WV6 8UU

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A superbly proportioned family home providing exceptional accommodation with a delightful, part walled rear garden in a sought after, modern development which is close to Tettenhall Village centre.

LOCATION

Chatsworth Gardens is a small, modern development standing in a prestigious and highly sought after location on the fringes of the Wolverhampton and South Staffordshire borders. Tettenhall Village, with its comprehensive range of local facilities, is within easy reach and there is convenient travelling to the City Centre with rail services running from Codsall facilitating fast access to Birmingham.

The area is particularly well served by schooling in both sectors and Chatsworth Gardens is an ideal family environment.

DESCRIPTION

18 Chatsworth Gardens is a fine, modern family home with well proportioned accommodation over both ground and first floors which is well appointed throughout and has been well maintained over the years. There are two large reception rooms together with a superb living kitchen to the rear together with four double bedrooms and three bath / shower rooms to the first floor.

The layout of the property is versatile and is ideal for contemporary requirements and is neutrally decorated throughout with kitchen and bathroom suites of quality, double glazed windows and gas fired central heating.

ACCOMMODATION

An open PORCH with tiled step has a panelled front door with double glazed window to the side opening into the HALL with an internal door to the garage and a door to the GUEST CLOAKROOM with a fitted suite of WC and wall hung wash basin with tiled splash back and tiled floor. The LOUNGE has a walk in, double glazed bay window to the front elevation, an Adams style fireplace with living flame coal effect gas fire, coved ceiling and panelled, double doors opening into the SITTING ROOM with coved ceiling and sliding double glazed patio doors to the rear garden. The LIVING KITCHEN has a well appointed kitchen area with a full range of wall and base mounted cupboards, a range of Whirlpool appliances including a four ring gas hob with filtration unit above, an electric oven, microwave, dishwasher and refrigerator, a sink and drainer, tiled floor, a double glazed window overlooking the rear garden and a peninsular unit leading to the dining / family room with a walk in double glazed bay window with French doors to the rear garden. There is a LAUNDRY with plumbing for a washing machine, stainless steel sink, tiled floor and a double glazed side door and window.

A staircase with turn balustrading rises from the hall to the galleryed landing with access to the roof space and a linen cupboard. The PRINCIPAL SUITE is a superb size with a double bedroom with a walk in double glazed bay window to the front, a range of fitted bedroom furniture including ample wardrobe space, chest of drawers and a dressing table with cupboards beneath, cupboards above and shelved unit to one side, coved ceiling and an open arch into the DRESSING AREA with a wide bank of fitted wardrobes with sliding mirrored doors and double glazed window to the front together with a door to the EN-SUITE SHOWER ROOM with a fully tiled double shower, WC, bidet and vanity unit with wash basin and cupboards beneath, part tiled walls, shaver point and a double glazed window. The GUEST SUITE has a double bedroom with a double glazed window to the rear, built in double wardrobe and an EN-SUITE SHOWER ROOM with a fully tiled double shower, WC and pedestal basin, part tiled walls, shaver point and a double glazed window. BEDROOM THREE is a good room in size with a double glazed rear window and built in double wardrobe and BEDROOM FOUR is also a good double room in size with a double glazed window to the rear and built in double wardrobe. The BATHROOM is a large room in size with a panelled corner bath, WC, bidet and vanity unit with wash basin with cupboards beneath, part tiled walls, shaver point and a double glazed window.

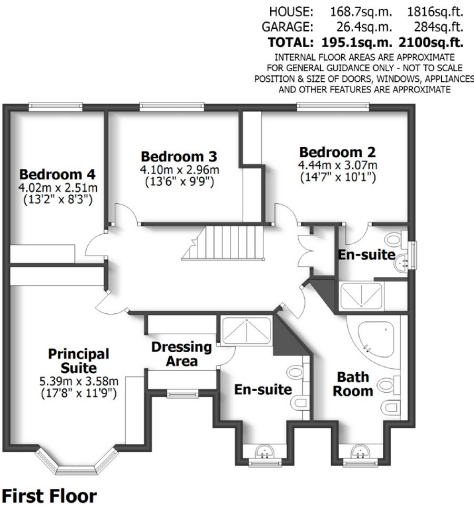
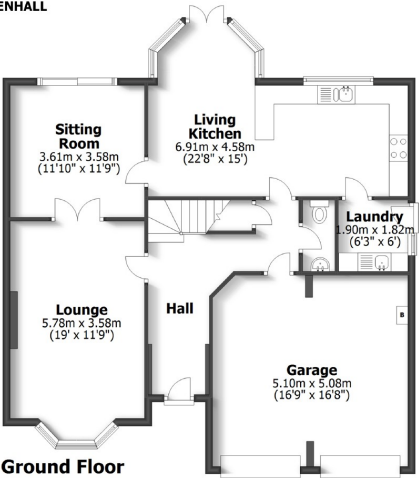
OUTSIDE

The house stands behind a pleasant frontage in a superb corner position with a front lawn and DRIVEWAY laid in brick pavements providing off street parking. There is an integral GARAGE with twin elevating doors, concrete floor, electric light and power, wall mounted Worcester Bosch gas fired central heating boiler and an internal door to the laundry.

There is secure, side access to the delightful, part walled rear garden which has a paved patio to the rear of the property, shaped lawn, stocked beds and borders and an external cold water supply.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND G - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

18 CHATSWORTH GARDENS TETTENHALL



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Offers around
£570,000

EPC: tbc

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.