



5 Yew Tree Lane, Tettenhall

Two Bedroom Detached Bungalow In Favoured Residential Area, Offering Tremendous Potential To Extend, Reconfigure & Restyle To Own Requirements

5 Yew Tree Lane, Tettenhall, Wolverhampton, WV6 8UG

Asking Price: £275,000

Tenure: Freehold

Council Tax: Band E – Wolverhampton

EPC Rating: F (35) No: 0649-3038-3206-4374-6200

Total Floor Area: 1,001sq feet (93.0sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

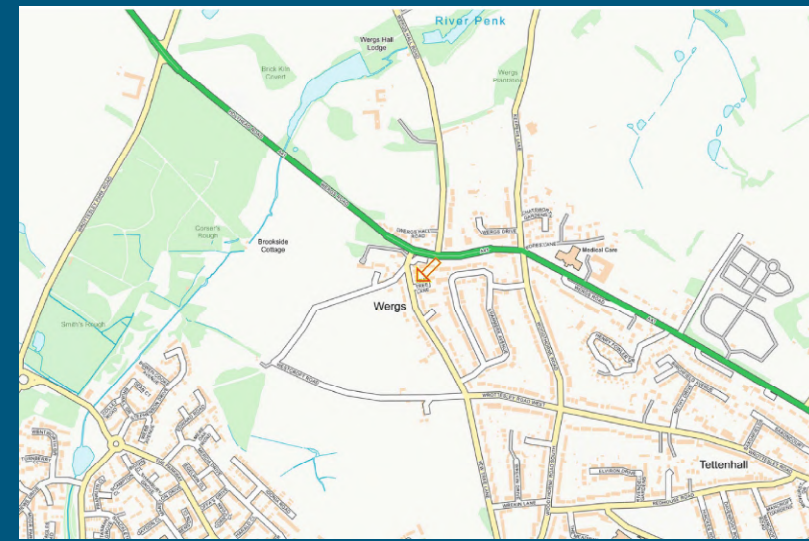
No Upward Chain

Occupying a choice position in a favoured residential area, this individually designed detached bungalow is located on a corner plot in one of Tettenhall's favoured addresses and offers tremendous potential for buyers requiring a property to restyle, extend & reconfigure to own requirements.

Originally constructed to a spacious & well planned design, the accommodation includes entrance hall, 27ft through living room with dining area, kitchen, two bedrooms, bathroom and separate WC. At the front of the bungalow is a side driveway providing ample off road parking and leads to the 20ft garage. The rear garden is enclosed and maintains the maximum privacy.

Although posing a rural setting adjacent to fields & woodland, 5 Yew Tree Lane is still within easy distance of the majority of amenities including excellent local schools in both sectors, facilities in both Tettenhall Village & Perton Centre together with Bilbrook train station located just approx. 1.5 miles away.

Offered with No Upward Chain & with early interest highly recommended as not to lose out of this fantastic opportunity, the accommodation which measures at approx. 1,001sq ft., further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



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Entrance Hall: 13'9" (4.20m) x 13'5" (4.10m)

Glazed front door with side window, radiator, floor to ceiling built in storage cupboard and loft hatch.

Living Room with Dining Area: 26'3" (8.00m max) x 14'1" (4.30 max)

York stone fireplace with gas fire, two radiators wall light points, glazed picture window to front and glazed window to rear.

Kitchen: 12'2" (3.70m) x 8'6" (2.60m)

Sink unit, gas point for cooker, built in pantry / storage, Potterton gas fired central heating boiler and glazed window with door to rear garden.

Bedroom One: 13'5" (4.10m) x 11'4" (3.45m)

Radiator and glazed window to front.

Bedroom Two: 9'0" (2.75m) x 8'10" (2.70m)

Radiator and glazed window to rear.

Bathroom: 8'10" (2.70m) x 6'3" (1.90m)

Coloured suite with pedestal wash hand basin, panelled bath, radiator and glazed window to rear.

Separate WC: Low level WC & glazed window to side.

Garage: 19'8" (6.00m) x 8'2" (2.50m)

Side opening double doors and access to rear garden.

Rear Garden: The mature garden is enclosed with a variety of shrubs & trees, and surrounding hedging.

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.









Total Floor Area: 1001sq feet (93.0sq metres) Approx.

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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