



3 Cranmere Avenue, Tettenhall



A Distinctive & Well Designed Two Bedroom Two Bathroom Detached Bungalow, Occupying A Corner Position In A Favoured Residential Area Offering Tremendous Potential To Extend, Reconfigure & Restyle To Own Requirements

3 Cranmere Avenue, Tettenhall, Wolverhampton, WV6 8TR

Asking Price: £400,000

Tenure: Freehold

Council Tax: Band F – Wolverhampton

EPC Rating: D (64) No 0516-3040-8208-1744-8200

Total Floor Area: 1830sq feet (170.0sq meters) Approx.

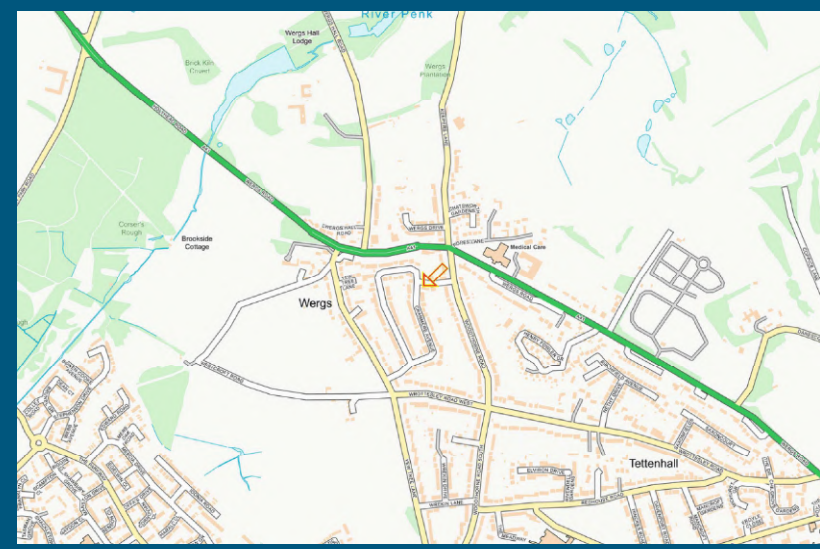
Services: We are informed by the Vendors that all main services are installed

Occupying a choice position in a favoured residential area, this individually designed detached bungalow is located on a generous corner plot of approx. 8,897sq ft., in one of Tettenhall’s favoured addresses and offers tremendous potential for buyers requiring a property to restyle & reconfigure to own requirements.

Constructed to a well-planned design and with a floor area of approx., 1830sq ft., the generous accommodation certainly utilises the maximum space. In need of cosmetic repair, i.e. new kitchen, bathrooms and décor throughout, internal inspection is a must to appreciate this rare opportunity. The accommodation includes porch to reception hall with storage/ utility room, a 22ft living room and a breakfast kitchen with a traditional wooden suite. The inner hall leads to the bathroom and two large bedrooms, both having built in wardrobes and the master having an ensuite shower room. At the front of the property is a paved driveway providing off road parking and leads to the double width garage at side. Although situated in a substantial plot, the garden has been designed to create low maintenance whilst providing the maximum privacy.

Although positioned in a quiet setting, Cranmere Avenue 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, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed door with matching side window, tiled flooring and coved ceiling.

Entrance Hall: 29'10" (9.10m max) x 10'6" (3.20m max)

Internal hardwood opaque glazed door with matching side window, radiator, coved ceiling, built in cloaks cupboard and double glazed opaque picture window to front. **Stores Room/ Utility:**

Plumbing for washing machine, radiator, part tiled walls & flooring, coved ceiling and double glazed opaque window to front.

Living Room: 22'0" (6.70m) x 16'5" (5.00m)

Feature stone fireplace with fitted gas fire, two radiators, coved ceiling, parquet style wood flooring and double glazed window to front with matching windows to side & rear with double doors to garden.

Breakfast Kitchen: 19'8" (6.00m) x 13'11" (4.25m)

Fitted with a traditional suite of wood units comprising stainless steel double drainer sink unit, a range of base cupboards & drawers with matching worktops, built in double oven, 4-ring electric hob with extractor hood over, breakfast bar, two radiators, plumbing for washing machine, tiled flooring, beamed ceiling and double glazed leaded windows to rear with PVC double glazed door.

Inner Hallway: Radiator, loft hatch and double glazed opaque window to front.

Bathroom: 11'2" (3.40m) x 5'11" (1.80m)

Fitted with a traditional suite comprising panelled bath with shower spray, low level WC, twin vanity unit with mirror & lighting over, part tiled walls, coved ceiling, tiled flooring and double glazed opaque window to front.

Bedroom One: 19'8" (6.00m) x 12'0" (3.65m)

Built in furniture including wardrobes, overhead stores, bedside drawers & dressing table with drawers & cupboards, radiator, wall light points, coved ceiling and double glazed window to rear.

Ensuite: 8'0" (2.45m) x 6'11" (2.10m)

Fitted with a traditional suite comprising shower enclosure, bidet, low level WC, vanity unit with mirror over, radiator, coved ceiling, tiled flooring and secondary glazed opaque window to side.

Bedroom Two: 16'5" (5.00m) x 15'9" (4.80m max)

Built in wardrobes, radiator, coved ceiling and double glazed windows to front and rear.

Double Garage: 25'7" (7.80m) x 16'1" (4.90m)

Remote controlled 'up & over' garage door, power, lighting, glazed window to side, door leading to garden, two built in storage rooms and separate utility with radiator, wall mounted gas fired central heating boiler, plumbing for washing machine and window to rear.

Rear Garden: At approx. 127sq feet across, the south facing rear garden has been designed to offer low maintenance having been mainly paved, raised flower beds with a variety of shrubs & trees, surrounding walls and shed.

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: 1830sq.ft (170.0sq m.) 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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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