



85 Cranmere Avenue, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

An Individually Designed Five Bedroom Two Bathroom Detached Family House In a Favoured Tettenhall Address

85 Cranmere Avenue, Tettenhall, Wolverhampton, WV6 8TR

Asking Price: £625,000

Tenure: Freehold.

Council Tax: Band F – Wolverhampton

EPC Rating: D (64) No: 0390-2294-9410-2504-5185

Total Floor Area: 2271sq.ft. (211.0sq.m) Approx.

No Upward Chain

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

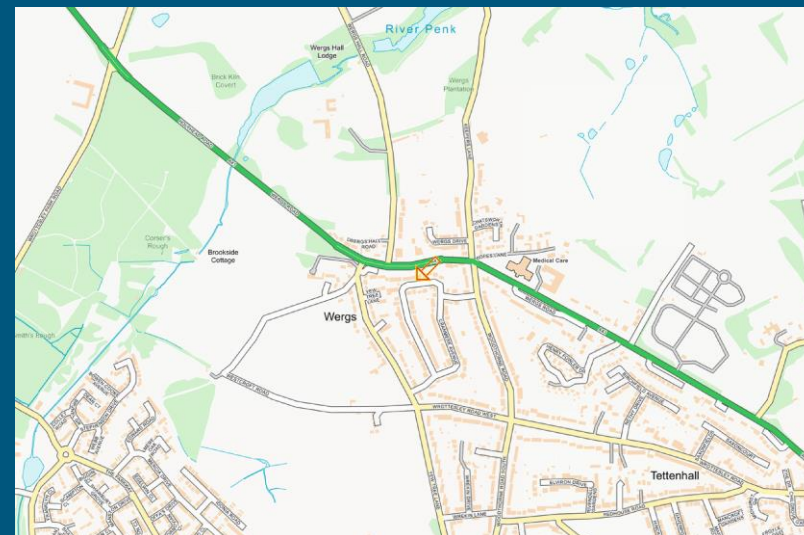
Situated in one of Tettenhall's favoured locations and enjoying a prime position backing onto the Wergs Road, 85 Cranmere Avenue occupies a substantial plot with mature landscaped gardens, providing a most pleasant setting and adding to the appeal of this individually designed detached family house.

Tastefully restyled over the years to further enhance the already well-appointed accommodation, the extremely spacious & versatile interior incorporates a number of attractive features throughout and is undoubtedly a superb example of its type.

Viewing is highly recommended to appreciate the generous accommodation measuring at approx. 2271sq. ft. (211.0sq.m.) and has the benefit of gas central heating & double glazing. The interior includes reception porch with fitted cloakroom & stairs to first floor, a grand 24ft living room, perfect for hosting large families & guest with internal double doors leading to the sitting & dining room. At the rear of the house is an L-Shaped kitchen fitted with an extensive suite of matching units and has a useful utility adjacent. Tremendous potential exists to reconfigure this space to create an open plan dining kitchen with family area (Subject to Planning Permission). On the first floor the galleried landing leads to five bedrooms and both the master ensuite & family bathroom are both fitted with luxury white suites. At the front of the property is a large driveway providing ample off road parking for several cars and leads to the double width garage with automatic garage door. Adjacent to the garage is a sunroom which could be used for a multitude of purposes i.e. home office, hobbies room etc. An additional advantage of the property is undoubtedly the fully stocked mature rear garden which provides a most pleasant outlook whilst maintaining the maximum privacy with the special feature of a bespoke pool & rookery including a waterfall feature.

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.

Available with no upward chain, the well-presented accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Hall: 16'3" (4.95m) x 8'10" (2.70m)

Hardwood exterior front door with double glazed leaded opaque side window, radiator, wall light points, coved ceiling, vertical radiator with mirror, laminate flooring and stairs to first floor. **Fitted Cloakroom:** Fitted with a white suite including low level WC, vanity unit, chrome heated towel rail, tiled walls & flooring, coved ceiling and double glazed opaque window to side.

Living Room: 24'3" (7.40m) x 12'10" (3.90m)

A full width brick fireplace & stone hearth with gas fire & display shelving, two radiators, part panelled walls, panelled ceiling with recessed ceiling spotlights, wall light points, double glazed leaded bow window to front with matching additional window. Internal double doors to:

Dining Room: 13ft (3.95m) x 9'10" (3.00m) & Sitting Room: 11'8" (3.55m) x 10'2" (3.10m)

Feature modern fireplace with granite hearth & surround, two radiators, coved ceiling, built in cupboard, laminate flooring and double glazed patio doors to rear garden with rear window.

Kitchen: 14'5" (4.40m) x 12'2" (3.70m max)

Fitted with a matching suite of light units comprising stainless single drainer sink unit with mixer tap, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards with under lighting, breakfast bar, recess & gas point for cooker with stainless steel extractor hood over, plumbing for washing machine, recess for American style fridge freezer, chrome heated towel rail, built in pantry, recessed ceiling spotlights, marble style tiled flooring and double glazed window to rear. Open archway to:

Utility: 8'10" (2.70m) x 8'10" (2.70m)

Fitted with a matching suite of units to match the kitchen including a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, stainless steel single drainer sink unit, chrome heated towel rail, plumbing & recess for both washing machine & dryer, part tiled walls, built in cupboard housing gas fired wall mounted Worcester central heating boiler, recessed ceiling spotlights, ceramic tiled flooring and double glazed window to rear with PVC door to side.

First Floor Landing: Radiator, wall light points, loft hatch and built in airing cupboard.

Bedroom One: 12'4" (3.75m) x 11'6" (3.50m)

Built in twin double wardrobes, radiator, wall light points, coved ceiling and double glazed window to rear. **Ensuite: 11'11" (3.63m) x 8'10" (2.69m)**
Fitted with a well appointed modern white suite comprising corner panelled bath, double shower enclosure with overhead chrome spray, vanity unit with matching mirror, lighting & suspended cupboards over, recessed WC, chrome radiator & separate matching heated towel rail, part tiled walls with wall mounted mirror, recessed ceiling spotlights, black ceramic tiled flooring and double glazed opaque window to rear.

Bedroom Two: 13ft (3.95m) x 11'6" (3.50m)

Built in furniture including wardrobes, drawers, overhead stores & dressing table, radiator, coved ceiling and double glazed window to front.

Bedroom Three: 12'4" (3.75m) x 9'6" (2.90m)

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

Bedroom Four: 9ft (2.75m) x 8'10" (2.70m)

Radiator, coved ceiling, wall light points and double glazed window to front.

Bedroom Five: 9'6" (2.90m) x 6'11" (2.10m)

Radiator and double glazed window to rear.

Bathroom: 8'2" (2.50m) x 6'3" (1.90m)

Fitted with a modern white suite comprising panelled bath with electric shower & side screen, full width vanity unit with storage & recessed WC, suspended wall cupboards with mirror & lighting over, chrome heated towel rail, part tiled walls, recessed ceiling spotlights, ceramic tiled flooring and double glazed opaque window to side.

Double Garage: 17'1" (5.20m) x 16'9" (5.10m)

Remote controlled roller shutter door, power, lighting and shelving. Internal access leads to: **Sunroom: 12ft (3.65m) x 8'8" (2.65m)** Ceiling light & fan, power, lighting and double glazed leaded window with door to rear garden.

Rear Garden: A neatly landscaped rear garden with paved patios & terraces, steps lead down to shaped centre lawn with feature pool & rockery with waterfall feature, flowering borders with a variety of shrubs & trees, side gate and surrounding fencing.

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.













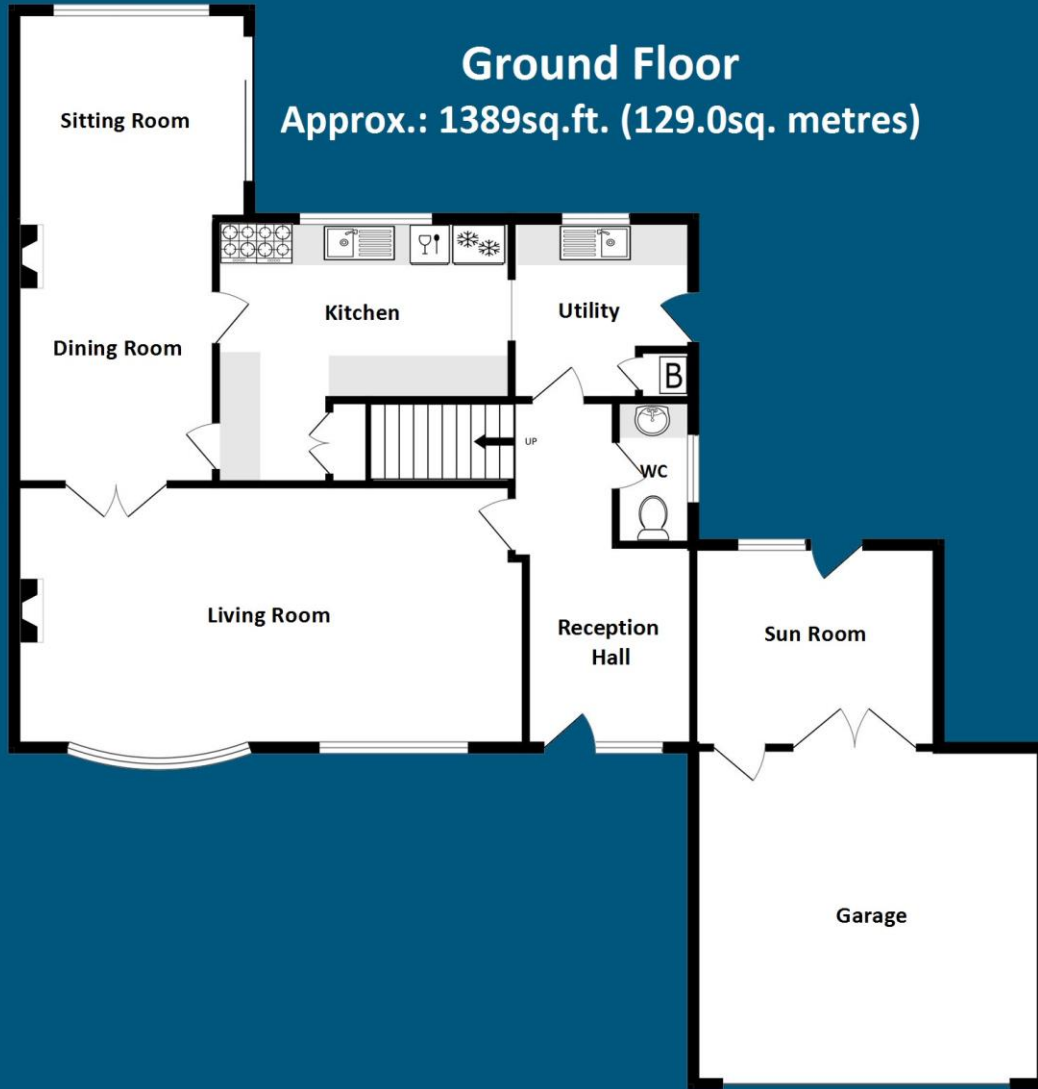






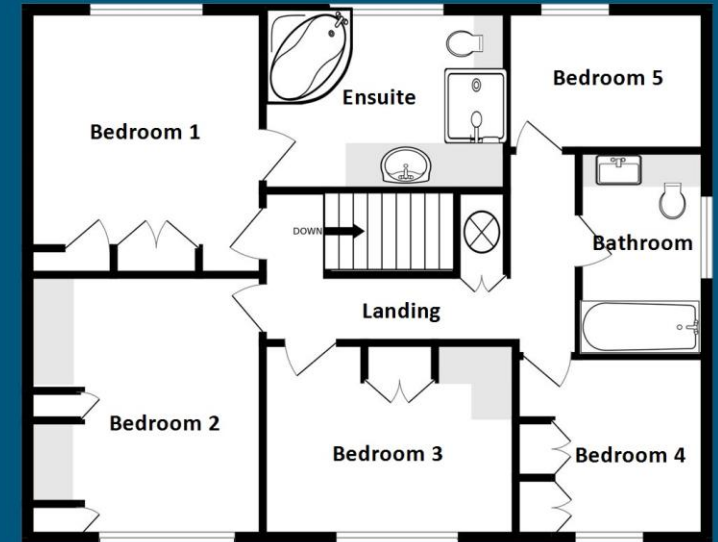
Ground Floor

Approx.: 1389sq.ft. (129.0sq. metres)



First Floor

Approx.: 883sq. ft. (82.0sq meters)



**Total Floor Area: 2271sq. ft.
(211.0sq. 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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