



6 Wrekin Drive, Tettenhall



A Deceptive Three Bedroom Detached House In A Favoured Cul De Sac In Tettenhall & Offering A Fantastic Opportunity For Buyers Requiring A Home To Restyle & Extend To Own Requirements!

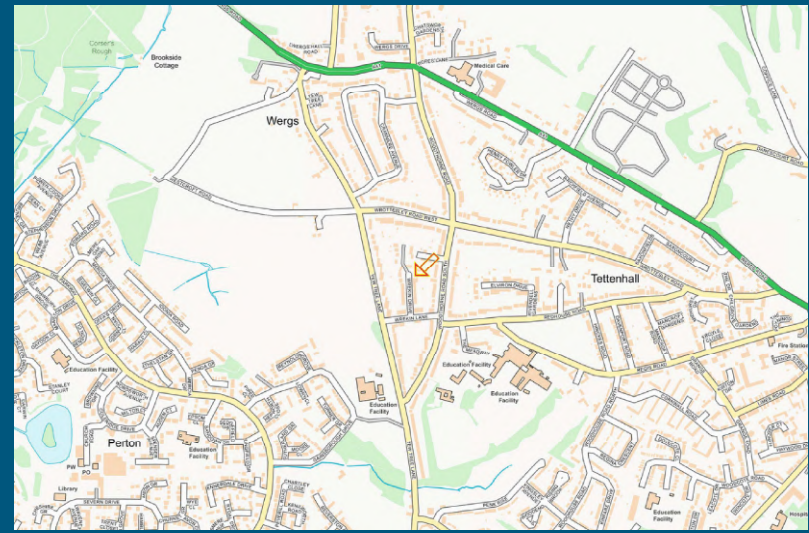
6 Wrekin Drive, Tettenhall, Wolverhampton, WV6 8UJ
Asking Price: £545,000

Tenure: Freehold
Council Tax: Band F - Wolverhampton
EPC Rating: D (59) No: 0300-2572-4550-2625-0021
Total Floor Area: 1565.9sq feet (145.5sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard & Ultrafast are available
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Situated in one of the most sought after locations in Tettenhall and enjoying a prime position in a small select cul-de-sac just off Yew Tree Lane or Woodthorne Road South and having a stunning mature fully stocked rear garden, 6 Wrekin Drive offers a superb opportunity for purchasers requiring a property to restyle to own requirements with tremendous potential to extend the living accommodation on both floors (Subject to Planning Permission).

Internal inspection is highly recommended to appreciate the appeal of this delightful property having been well maintained over the years to create a first class family home with a number of quality features throughout. At approx. 1,565.9sq feet, the well planned interior which has the benefit of gas central heating & double glazing includes reception porch to entrance hall with guest fitted cloakroom, 19ft through living room with patio doors to the garden, a separate dining room which could be used for a multitude of purposes i.e. guest bedroom, home office etc and at the rear is a breakfast kitchen, fitted with a matching suite of traditional wood units. Adjacent is a useful rear lobby/ utility and internal access leads to the tandem garage. This area could easily be converted to create an open plan dining kitchen with family area (STPP). On the first floor there are three bedrooms with two being of a particularly good size & having built in wardrobes and the family bathroom is fitted with a traditional coloured suite. At the front of the property is a large driveway providing ample off road parking and of course leads to the double garage. Undoubtedly an exceptional feature of the property is the fully stocked good size mature rear garden which enjoys a south-east facing aspect and has been landscaped to the optimum effect creating a most picturesque setting whilst maintaining the maximum privacy.

A truly superb example of its type, 6 Wrekin Drive is also within walking distance of the majority of amenities including excellent local schools in both sectors, the facilities and Tettenhall Village, Perton Centre and having Bilbrook train station located just 1.65 miles away. With early interest highly recommended as not to lose out of this fantastic opportunity and offered with No Upward Chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed sliding door and tiled flooring. **Entrance Hall:** Internal hardwood door with opaque glazed window & matching full height picture window, radiator, coved ceiling and staircase to first floor. **Fitted Cloakroom:** Fitted with a coloured suite comprising low level WC, sink unit, radiator, vinyl flooring and double glazed opaque leaded window to front.

Living Room: 18'8" (5.69m) x 14'1" (4.30m)

Feature granite style fireplace & hearth with gas coal fire, two radiators, wall light points, coved ceiling, double glazed window to front and PVC picture window with sliding door to rear.

Dining Room: 11ft (3.36m) x 10'3" (3.12m)

Radiator, coved ceiling and double glazed leaded bow window to front.

Breakfast Kitchen: 16'9" (5.11m) x 10'11" (3.34m)

Fitted with a traditional suite of wooden units comprising a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, 1½ drainer sink unit with mixer tap, 4-ring gas hob with extractor hood over, built in Bosch double oven with combination grill/ oven over, dishwasher, radiator, tiled splashbacks tiled effect vinyl flooring and double glazed window to rear.

Utility: 10'11" (3.34m) x 6'7" (2.00m)

Built in base cupboard with stainless steel single drainer sink unit, plumbing for washing machine, radiator, terracotta tiled flooring and double glazed door with window to rear. Internal access leads to: **Tandem Garage: 30'8" (9.34m) x 9ft (2.74m)** Remote controlled 'Up & Over' garage door, power, lighting, shelving, wall mounted gas fired central heating boiler and glazed door with window to rear.

First Floor Landing: Radiator, floor to ceiling built in airing cupboard and double glazed window to rear.

Bedroom One: 14'2" (4.33m) x 11'3" (3.44m)

Built in triple floor to ceiling double wardrobes, radiator and double glazed leaded window to front.

Bedroom Two: 11'11" (3.63m) x 11'4" (3.46m)

A range of built in wardrobes, cupboards, overhead stores & dressing table, radiator and double glazed leaded window to front.

Bedroom Three: 10'10" (3.30m) x 7'1" (2.15m)

Radiator, loft hatch and double glazed window to rear.

Bathroom: 8ft (2.45m) x 6'5" (1.96m)

Fitted with a traditional coloured suite comprising panelled bath with electric shower unit & side screen, low level WC, pedestal wash hand basin, radiator, tiled walls, vinyl flooring and double glazed opaque window to rear.

Rear Garden: Enjoying a south-east facing aspect with full width paved patio overlooking shaped centre lawn, flowering borders with a variety of shrubs & trees, surrounding fencing & hedging, exterior lighting and side access to front.





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.







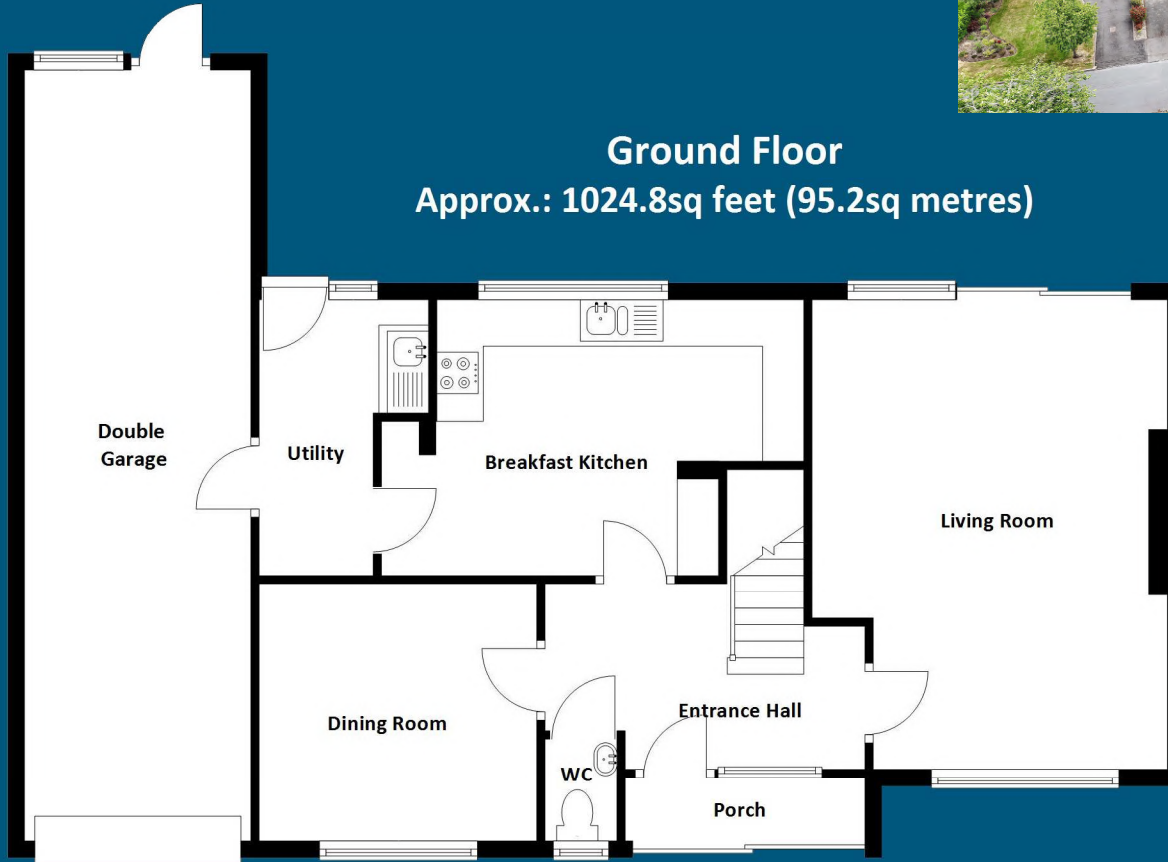






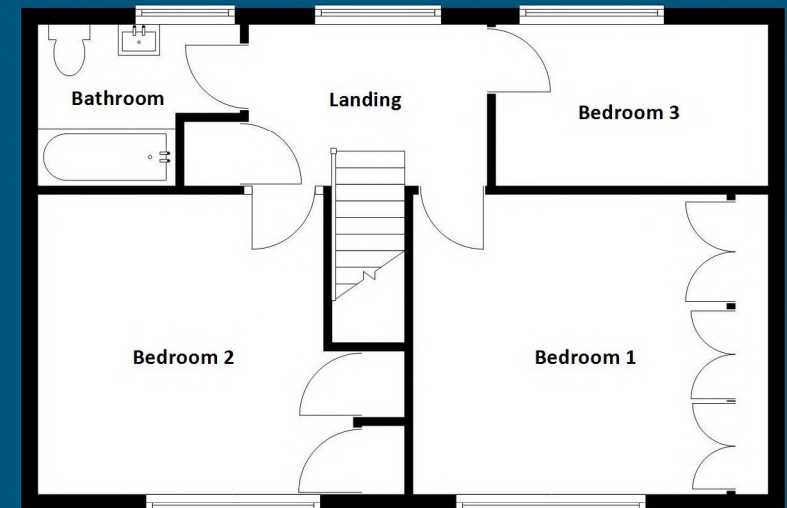
Ground Floor

Approx.: 1024.8sq feet (95.2sq metres)



First Floor

Approx.: 541.1sq feet (50.3sq metres)



Total Floor Area: 1565.9sq feet (145.5sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale
position & size of doors, windows, appliances and other features are approximate

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.

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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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