



22 Alameda Gardens, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Deceptive Three Bedroom Two Bathroom Three Storey Modern Townhouse In A Modern Development Off Sandy Lane & Therefore In A Favoured Residential Area!

22 Alameda Gardens, Tettenhall, Wolverhampton, WV6 9EX
Asking Price: £269,950

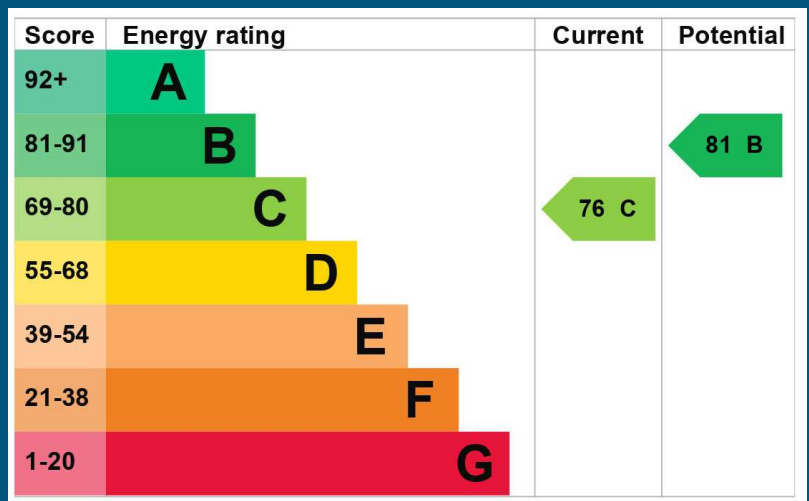
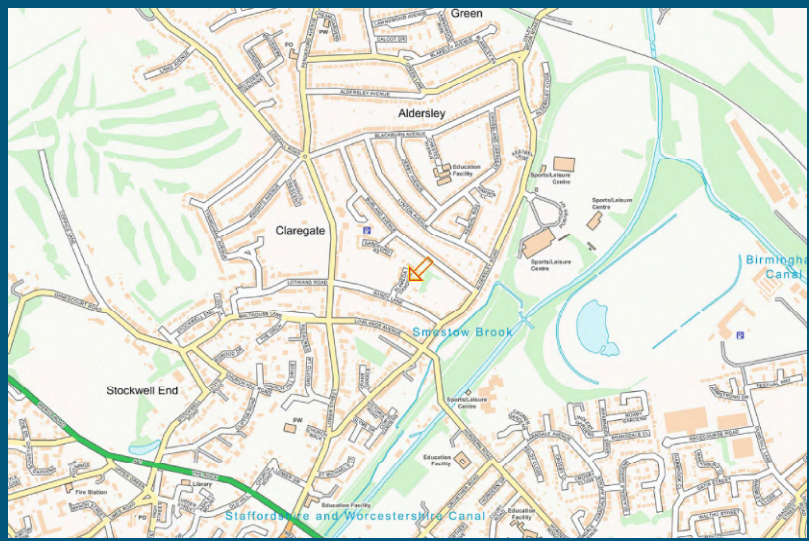
Tenure: Freehold
Council Tax: Band C - Wolverhampton
EPC Rating: C (76) No: 3400-4515-0422-0501-3153
Total Floor Area: 1046.1sq feet (97.2sq metres) Approx. Not including garage
Service Charge: £62.33 per month
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows one of four main providers have good coverage indoor and all four have good coverage outdoor.

Occupying a choice position on a small exclusive development located just off Sandy Lane, built on the site of the former St Joseph's School and its associated convent building, this attractive three storey mid terraced house has been designed to a well-planned specification utilising the maximum space and an excellent example of its type.

Constructed in 2007 by renowned builders Bellway Homes, viewing of the extended interior is essential to appreciate the spacious and well-designed living accommodation which is stylishly appointed throughout including neutral décor, quality carpets & flooring, extended open plan living room with dining area and modern white bathrooms.

Ideal for buyers requiring a property, ready to just move into, the floor area which measures at approx. 1046.1sq feet includes entrance hall access via a paved courtyard, a guest cloakroom, fitted kitchen at front and a 24ft open living room with dining area, which not only creates a most comfortable living space but features a vaulted ceiling, skylights and French doors to the rear garden. From the entrance hall, a U-Shaped staircase leads to the first floor landing with two double bedrooms and smart white bathroom. A further staircase leads to the second floor with a large master bedroom and ensuite shower room. The enclosed rear garden enjoys a south-east facing aspect, designed for low maintenance and provides gated access to the rear residents carpark with allocated parking, garage in separate block and automatic double gates. There is also a lawned square at the centre of the development adding to the charm and appeal of Alameda Gardens.

Adjacent to Sandy Lane allotments and the favoured Claregate Park & Playing Fields, Alameda Gardens is also very convenient for the majority of amenities including schooling in both sectors, a number of bus routes, a variety of shops, Lower Green Health Centre and the facilities at Tettenhall Village. No 22 is also only three miles from the M54 motorway and therefore an easy commute for principal towns & cities. Together with both Codsall & Aldersley close by including Bilbrook Train Station. Offered with no upward chain, internal inspection is highly recommended to appreciate this excellent family home which further comprises:



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Entrance Hall: Part glazed metal fire door, radiator, laminate flooring and U-Shaped staircase to first floor. **Fitted Cloakroom:** Fitted with a white suite comprising low level WC & sink unit, radiator, extractor fan and cushioned flooring.

Kitchen: 7'11" (2.42m) x 6'11" (2.10m)

Fitted with a matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, black stone effect laminate worktops, stainless steel 1.5 drainer sink unit, concealed wall mounted gas fired central heating boiler, built in appliances include electric oven and 4-ring gas hob with extractor hood over, plumbing for both washing machine & dishwasher, radiator, vinyl flooring and double glazed window to front.

Open Living Room & Dining Area: 24ft (7.34m max) x 12'2" (3.73m max)

Two radiator, built in under stairs storage cupboard, part vaulted ceiling with skylights & recessed ceiling spot lights, LVT flooring at rear and double glazed French doors to rear garden with matching side windows.

First Floor Landing: Built in airing cupboard and further U-Shaped staircase to the second floor.

Bathroom: 6'6" (1.98m) x 5'7" (1.70m)

Fitted with a smart white suite comprising panelled bath with shower unit & side screen, low level WC, pedestal wash hand basin, tiled walls & flooring, chrome heated towel rail and extractor fan.

Bedroom Two: 12'4" (3.75m) x 8'4" (2.53m)

Radiator, built in wardrobe/ cupboard and two double glazed windows to front.

Bedroom Three: 12'4" (3.75m) x 8ft (2.45m)

Radiator and double glazed window to rear.

Second Floor Landing: Loft hatch.

Bedroom One: 18'6" (5.63m) x 11'8" (3.55m)

Radiator and double glazed window to front. **Ensuite: 10'2" (3.10m) x 8ft (2.44m)**
Fitted with a white suite comprising corner shower enclosure with chrome overhead shower & separate handheld spray, low level WC, pedestal wash hand basin, radiator, storage into eaves, laminate flooring and double glazed skylight to rear.

Rear Garden: Enjoying a south-east facing aspect, the enclosed garden includes a full width paved patio, shaped centre lawn, a variety of plants & trees, surrounding fencing and a gated & walled rear entry leads to the rear courtyard with allocated parking and **Detached Garage: 17ft (5.18m) x 8'1" (2.46m)** Up & Over garage door.





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.









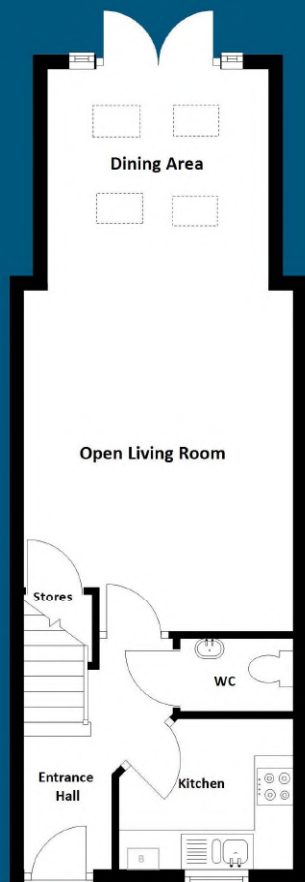


Detached Garage

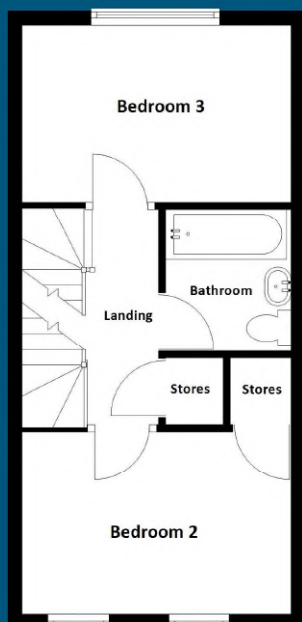
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**Total Floor Area: 1046.1sq feet (97.2sq metres) Approx.
Not including Garage**

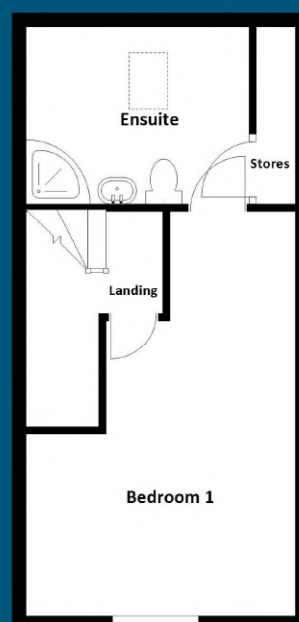
Floorplans: Internal floor areas are approximate for general guidance only –
Not to scale position & size of doors, windows, appliances and other features
are approximate



Ground Floor
Approx.: 400.1sq feet
(37.2sq metres)



First Floor
Approx.: 328.7sq feet
(30.5sq metres)



Second Floor
Approx.: 317.3sq feet
(29.5sq metres)

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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