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55 Tynninghame Avenue, Tettenhall

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A Deceptive & Well Designed Two Bedroom Modern Detached Bungalow In A Favoured Residential Area, With Internal Inspection A Must!

55 Tynninghame Avenue, Tettenhall, Wolverhampton, WV6 9PP
Asking Price: £325,000

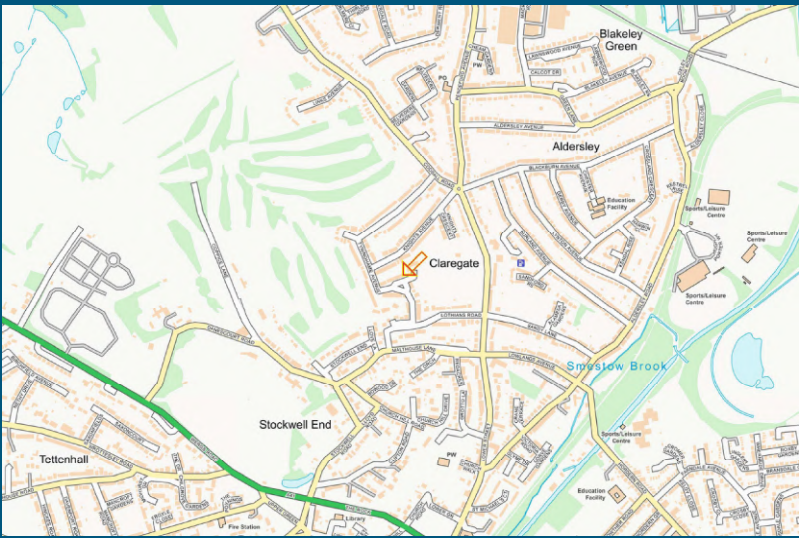
Tenure: Freehold
Council Tax: Band D - Wolverhampton
EPC Rating: D (60) No: 5137-4020-7309-0200-1296
Total Floor Area: 990sq feet (92.0sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows one of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Situated in a popular residential area enjoying the benefit of a private enclosed rear garden and a pleasant outlook onto green at the front, this deceptive detached bungalow has been well maintained over the years to create a charming interior with internal inspection highly recommended.

Constructed to a well-planned specification, utilising the maximum space, the gas centrally heated & double glazed interior includes good size reception hall, inner hall with airing cupboard & cloaks cupboard, two double bedrooms, modern shower room and a charming living room with picture window overlooking the rear garden. The kitchen is at the front of the bungalow which is fitted with a matching suite of laminate units. Adjacent is a through lobby with stores room and internal access to the garage with a remote controlled automatic door. At the front of the property is a driveway providing ample off road parking and the rear garden has been landscaped for low maintenance whilst providing the maximum privacy.

Adjacent to Claregate Park, Tynninghame Avenue is also most convenient for the local amenities having shops and local bus routes all within walking distance.

Offered with no upward chain, viewing is highly recommended to appreciate the charm and appeal of this delightful bungalow, which further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed door with matching side windows and tiled flooring.

Entrance Hall: Internal PVC door with double glazed opaque windows, radiator, built in cloaks cupboard and separate airing cupboard with wall mounted gas fired Valliant central heating boiler. A bespoke pull down ladder leads to the large boarded loft space with power and lighting.

Bedroom One: 12ft (3.65m) x 11'4" (3.45m)

Radiator, coved ceiling and double glazed window to front.

Bedroom Two: 11'10" (3.60m) x 10'6" (3.20m)

Radiator, coved ceiling and double glazed window to rear.

Shower Room: 9ft (2.75m) x 7'10" (2.40m)

Fitted with a modern shower suite comprising corner double shower enclosure with power shower, pedestal wash hand basin, low level WC, radiator, tiled walls, recessed ceiling spot lights, laminate flooring and double glazed opaque windows to side.

Living Room: 16'1" (4.90m) x 12ft (3.65m)

Feature stone fireplace with gas coal fire, radiator, panelled ceiling and double glazed picture window to rear.

Breakfast Kitchen: 11'2" (3.40m) x 9'10" (3.00m)

Fitted with matching laminate units comprising stainless steel 1½ drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, recess & gas point for cooker with stainless steel extractor hood over, plumbing for washing machine & tumble dryer, radiator, tiled flooring, double glazed window to front and PVC internal double glazed opaque door to:

Through Passage Way: PVC double glazed doors to front & rear, built in stores room and internal access to: **Garage: 17'1" (5.20m) x 8'2" (2.50m)**

Automatic remote controlled roller shutter door, shelving, power and lighting.

Rear Garden: Enjoying a private rear garden of approx. 2608sq feet and comprising large full width paved patio, variety of shrubs and trees with surrounding fencing and 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.



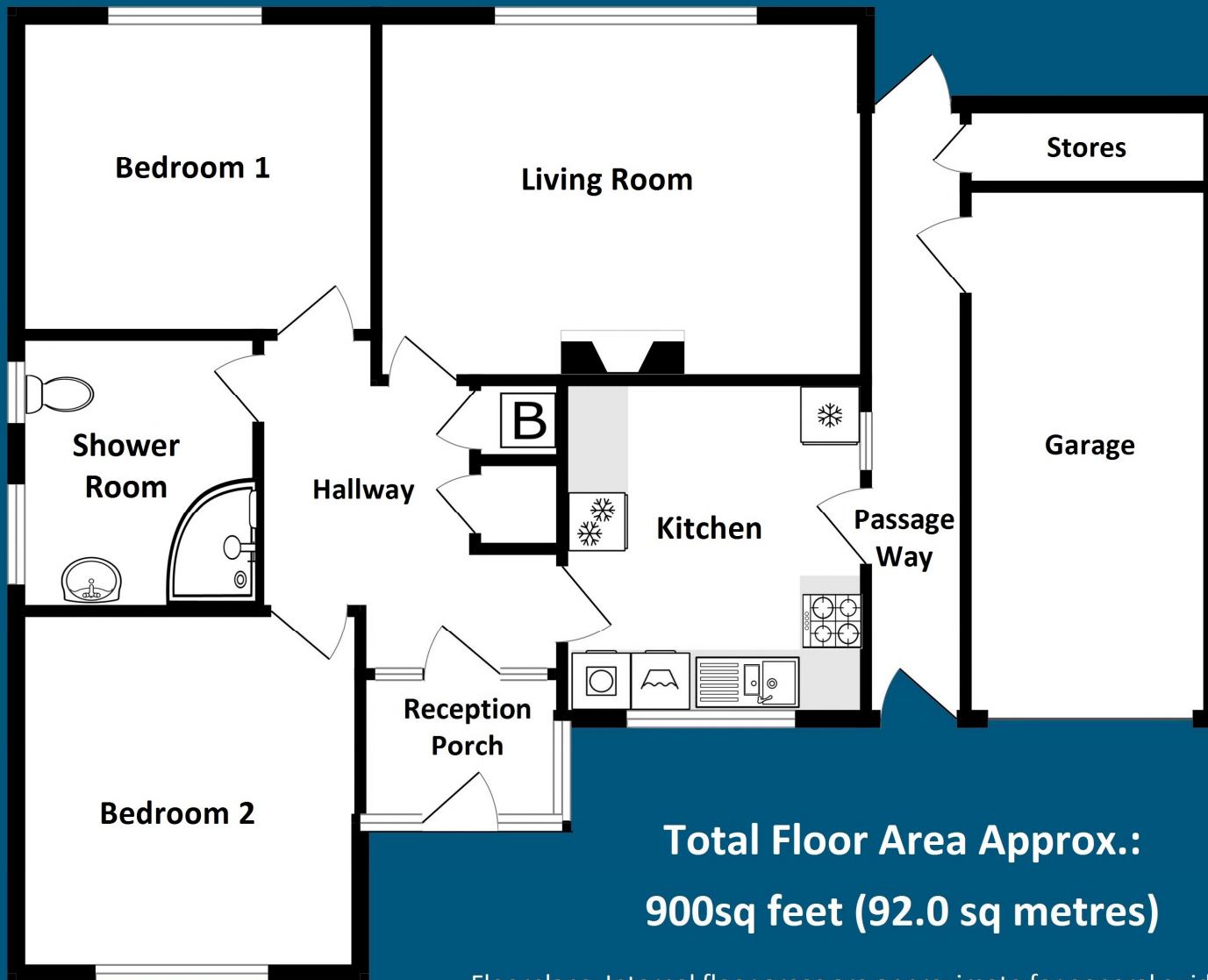


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**Total Floor Area Approx.:
900sq feet (92.0 sq metres)**

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.

MISDESCRIPTIIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICLUARS 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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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.