



45A Sandy Lane, Tettenhall, Wolverhampton, WV6 9EB

BERRIMAN  
EATON

# 45A Sandy Lane, Tettenhall, Wolverhampton, WV6 9EB

45A Sandy Lane is a beautifully presented property offering spacious accommodation over various levels. Situated in a sought-after location, the property also benefits from off-street parking, a garage and a delightful rear garden.

## LOCATION

Sandy Lane stands in a highly regarded and well thought of residential location off Lower Street. The comprehensive range of facilities and amenities afforded within Tettenhall Village, Newbridge and Claregate are all within easy reach and there is convenient travelling to the city centre. There are regular bus services and the area is well served by schooling.

## DESCRIPTION

45A Sandy Lane is a charming two-storey residence offering flexible accommodation arranged over four floors. The property provides well-appointed living space complemented by a modern kitchen and contemporary bathroom suites.

To the lower ground floor, there is a spacious lounge/dining room with access to the rear garden. The ground floor comprises a kitchen, utility room and guest cloakroom, with stairs rising to the first floor where there are two bedrooms and a shower room, along with two bedrooms and a bathroom to the second floor.

Externally, the property benefits from an attractive frontage with off-street parking and a garage to the front, together with a lovely rear garden.

## ACCOMMODATION

A composite door leads into the HALLWAY with a storage cupboard. The hall opens into the BREAKFAST KITCHEN with solid oak flooring (American white oak), base mounted and highline gloss units with fitted quartz work surfaces and a breakfast bar. There are integrated appliances including an electric twin oven, induction hob, fridge freezer and dishwasher, a sink and drainer, double glazed roof lights and a window to the front. The UTILITY has wall and base units, plumbing for a washing machine and space for a tumble dryer, a sink and drainer and a composite door to the side elevation. The GUEST CLOAKROOM has a WC, wash basin and a double glazed side window. From the hall, steps lead down to the lower ground floor, where the LOUNGE/DINING ROOM has double-glazed French doors and windows to the rear elevation, an inset log burner, solid oak flooring (American white oak) and an understairs storage cupboard.

Stairs rise to the first floor LANDING with two bedrooms and access to the boarded loft with power and lighting providing additional storage space. The PRINCIPAL SUITE comprises a double room, a double glazed rear window, built in wardrobes and an ENSUITE SHOWER ROOM having a shower cubicle with rainfall head and a separate hose, WC, wash basin, tiled walls and flooring and a double glazed side window. BEDROOM FOUR is also a double room with fitted wardrobes and a double glazed window.

The second floor LANDING has a double glazed roof light and a built in airing cupboard. BEDROOM TWO is also a double room with a double glazed window to the front and a walk in wardrobe and BEDROOM THREE has fitted wardrobes and a double glazed window. The BATHROOM comprises a modern suite with a bath with a shower, WC, a vanity unit with a wash basin and cupboards beneath and a double glazed side window.

## OUTSIDE

The property stands behind a gravelled DRIVEWAY with off street parking, a low brick wall to boundary and an area of shrubbery. The GARAGE provides ample storage space, a wall mounted gas boiler and a door to the side. There is gated access to both sides of the property to the good size, mature REAR GARDEN, which is laid to lawn with a paved terrace, shrubbed borders, external power points and water tap, a greenhouse, a summerhouse and a garden room with electric light and power, laminate flooring, external power point, double glazed windows and French doors.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows very low risk.

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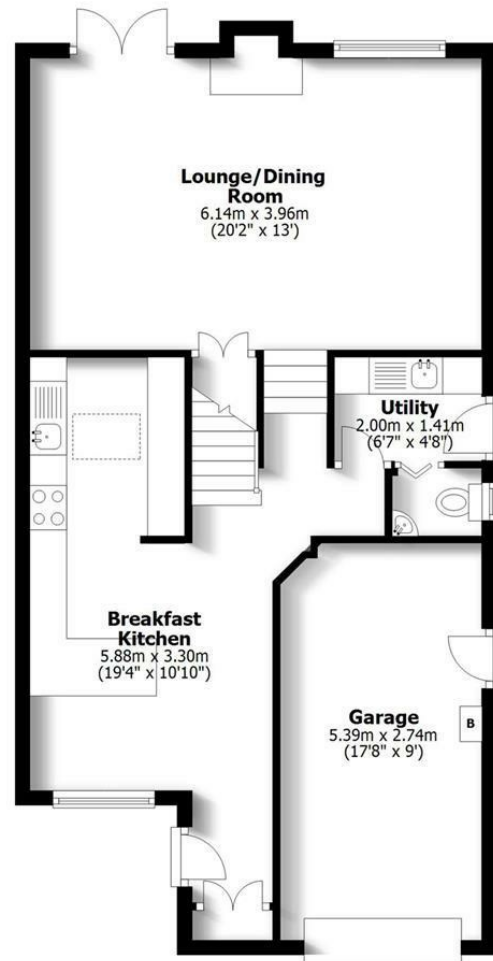
Offers Around  
£425,000

EPC: C

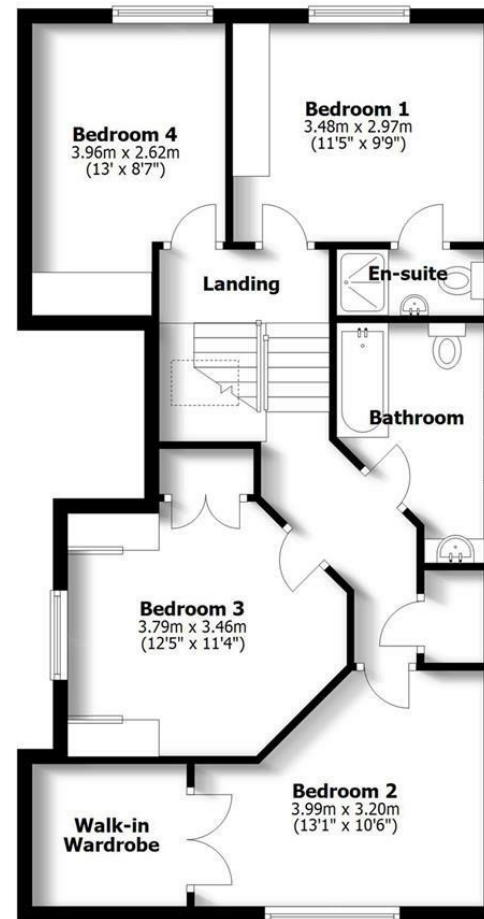
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**45A SANDY LANE  
TETTENHALL**



**Ground Floor**



**First Floor**

HOUSE: 121.2sq.m. 1304sq.ft.  
GARAGE: 14.6sq.m. 157sq.ft.  
**TOTAL: 135.8sq.m. 1461sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

