26 Fairoak Drive, Tettenhall Wood, Wolverhampton, WV6 8HX

BERRIMAN
EATON

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A well presented link detached three bedroomed property in a sought after location
close to schools and shops

LOCATION

Fairoak Drive is an exclusive address which lies just off Mount Road close to the heart of both Tettenhall Wood and Tettenhall Village with the full complement of local facilities and amenities that these centres provide. There is easy access to the City Centre and the area is well served by schooling in both sectors.

DESCRIPTION

26 Fairoak Drive has been well looked after by the current owners and has a fine flow of rooms over both ground and first floors with a lounge, dining room, study, dining kitchen and a shower room to the ground floor and three bedrooms and a bathroom to the first floor.

The property sits at the end of the cul-de-sac and has beautiful gardens to the front and rear along with a driveway, car port and a garage. There is double glazing and gas central heating.

ACCOMMODATION

A double glazed door with full height window to the side opens into the HALL with a SHOWER ROOM with a tiled shower cubicle, vanity unit with wash basin and cupboards beneath, WC, tiled walls, heated ladder towel rail and integrated ceiling lighting. The DINING KITCHEN has ample space for dining with a useful store and the kitchen area has a range of wall and base units with roll top working surfaces, tiled splash back, a stainless steel sink and drainer with window over, ample space for appliances, an integrated double electric oven, an integrated four ring electric hob with filtration unit above, tiled flooring and a courtesy door to the car port. The LIVING ROOM has a picture window to the front garden, an electric fire with tiled hearth, wiring for wall lights and a STUDY with a double glazed window to the drive. The DINING ROOM has wiring for wall lights, a picture window to the rear garden and a serving hatch to the kitchen.

Stairs from the hall rise to the first floor landing with eaves storage and a store cupboard housing the Baxi boiler. The PRINCIPAL BEDROOM is an excellent size double with a double glazed window to the rear garden and a range of fitted wardrobes. BEDROOM TWO is also double in size with a double glazed window to the front, a range of fitted furniture including wardrobes, drawers, knee hole dressing table and a sink. BEDROOM THREE is a good size with a range of fitted over head cupboards and a double glazed window to the side and access to the loft. The BATHROOM has a panelled bath with shower over, pedestal wash basin, WC, part tiled walls, integrated ceiling lighting and a double glazed window.

OUTSIDE

26 Fairoak Drive sits behind a shaped lawn with mature shrubs to the borders. there is a DRIVEWAY laid in tarmacadam affording off road parking for several vehicles and a CAR PORT with bin store, external lighting, a door to the kitchen and the GARAGE has an up and over door, concrete floor, electric light and power and a courtesy door to the REAR GARDEN which has a paved patio with shaped lawn beyond and planted and flowering beds and borders. There is external light and a cold water supply.

We are informed by the Vendors that mains water, electricity and drainage and heating is gas LPG
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 and Ultrafast are available
Mobile date 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 medium risk.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£399,950

EPC: D

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.

Garage
2.65 x 5.17m
8'8" x 17'0"
Kitchen
4.79 x 2.54m
15'9" x 8'4"
Dining Room
3.37 x 4.19m
11'1" x 13'9"
Dining Area
2.70 x 3.06m
8'10" x 10'0"
Shower Room
Living Room
3.68 x 6.08m
12'1" x 19'11"
Office
2.38 x 2.71m
7'10" x 8'11"
Bedroom
5.49 x 3.31m
18'0" x 10'10"
Bedroom
4.01 x 2.51m
13'2" x 8'3"
Bathroom
Bedroom
4.08 x 2.71m
13'5" x 8'11"