



Bartlams.

22 Yew Tree Lane, Tettenhall - WV6 8UF

Offers Over £750,000



22 Yew Tree Lane

Tettenhall, Wolverhampton

An exceptional and particularly spacious detached bungalow of beautifully planned accommodation, occupying an excellent plot within a small gated development of just two properties in this highly regarded Tettenhall address on Yew Tree Lane.

Originally constructed in approximately 1987 by a local builder for his own occupation, 22 Yew Tree Lane was built to a high standard and has since been skilfully reconfigured and significantly enhanced to create an impressive and highly versatile single-storey residence. The accommodation is notably well proportioned throughout, with the stunning living kitchen providing the natural heart of the home, while the additional sitting room/bedroom, shower room and laundry offer excellent flexibility. This area could, subject to any necessary alterations and permissions, provide the basis for a self-contained annex, or could be converted back to provide a garage if required. There is also sufficient space within the grounds for the provision of a further garage, subject to the necessary planning consents, offering considerable scope for buyers requiring additional garage or storage.

The property combines generous living accommodation with an excellent level of specification, including a superb living kitchen with extensive cabinetry, quartz work surfaces, central island, integrated Siemens appliances and bi-fold doors opening onto the garden. There is double glazing throughout and underfloor heating to a number of the principal living areas and bathrooms.



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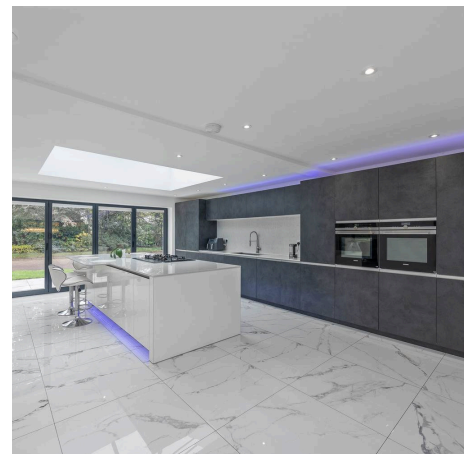
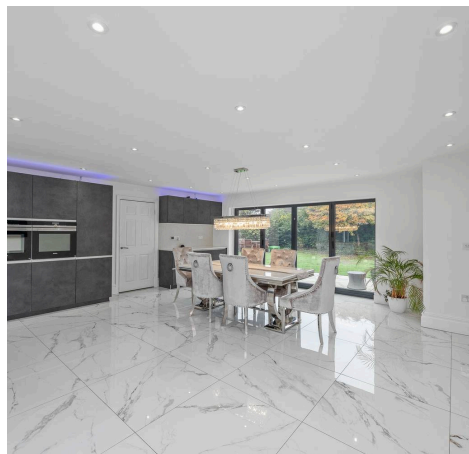
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The property is approached via its own independent gated driveway, while a second set of gates provides access to a private drive shared with just one other property, giving the house an unusual degree of privacy and exclusivity.

Yew Tree Lane is a popular and sought-after address on the fringes of Tettenhall, ideally placed for the village's excellent range of everyday shopping facilities, cafes and amenities. The picturesque open spaces of Tettenhall's Upper Green are close by, while the area is well served by schooling in both the state and independent sectors. There is convenient access to Wolverhampton City Centre and the wider motorway network via Junction 3 of the M54 at Tong, with public transport available nearby along the A41 Wergs Road.

- Impressive detached bungalow offering exceptionally spacious and versatile single-storey accommodation
- Superb private gardens and outdoor space with lawns, established beds and borders, porcelain paved patio and conservatory, all within easy reach of Tettenhall amenities, schools and countryside walks
- Small gated development of just two properties in a highly regarded and private Tettenhall address
- Stunning open-plan living kitchen with quartz work surfaces, central island, Siemens integrated appliances, atrium roof light and bi-fold doors to the garden



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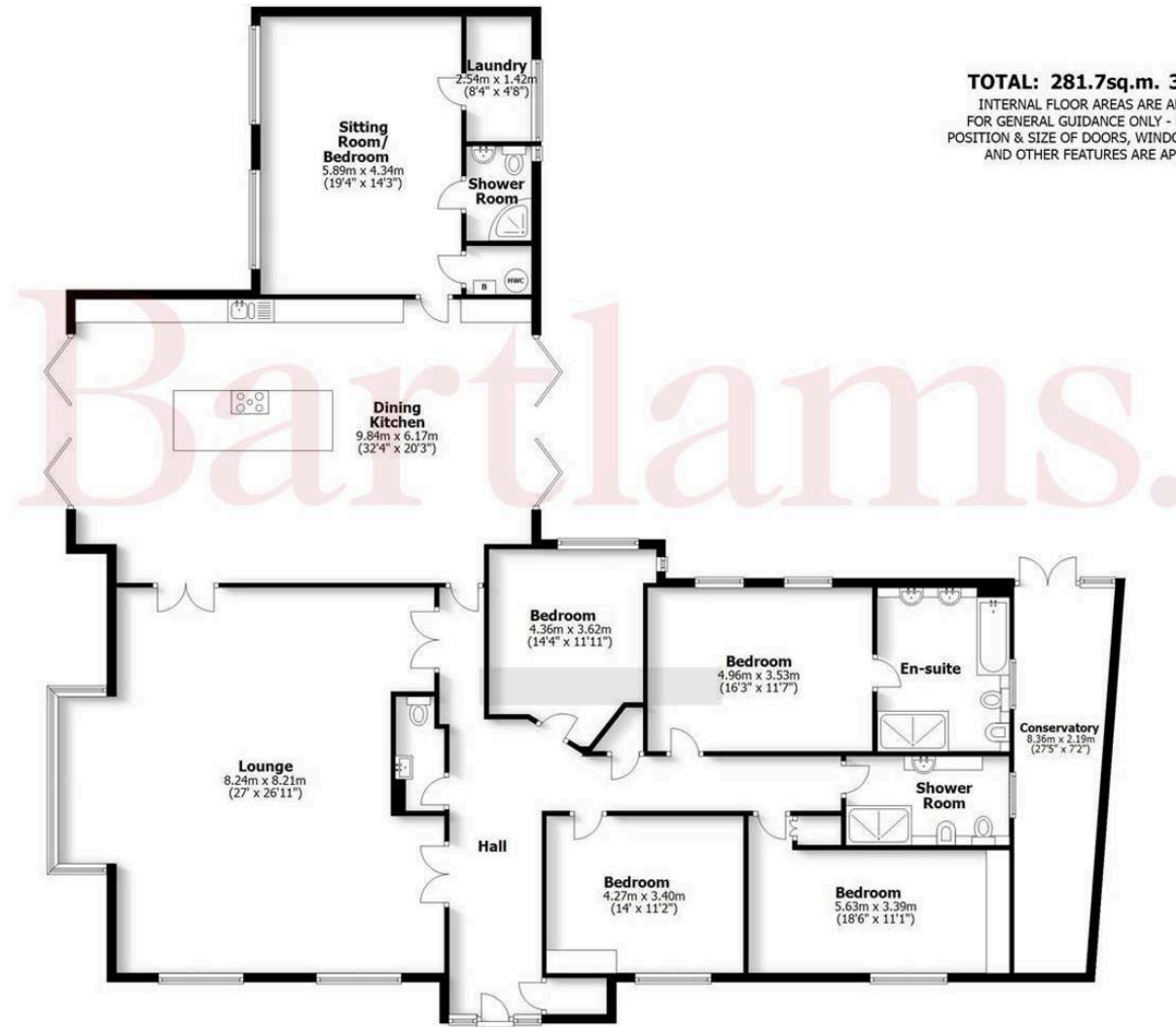












TOTAL: 281.7sq.m. 3032sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

Bartlams Tettenhall

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