

Hollyoak, 32 Ormes Lane, Tettenhall, Wolverhampton, WV6 8LL

BERRIMAN
EATON

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A beautifully presented four bedroomed family home standing in an outstanding, elevated position
in a small, modern cul-de-sac development with contemporary accommodation throughout and lovely views to the front

LOCATION

The property stands in Vicarage Gardens, a small and exclusive development of similar quality houses just off Ormes Lane which is conveniently situated for easy access to the local amenities available within Compton, Tettenhall Village and Tettenhall Wood. There is easy access to the city centre itself and the area is well served by both independent and main schools.

DESCRIPTION

32 Ormes Lane is a superbly presented and stylish four bedroom family home which stands in a highly regarded residential address. The property has been beautifully maintained over the years and benefits from kitchen and bathroom suites of quality, tasteful and neutral décor, double glazing and gas fired central heating.

The property stands within a generous plot with an excellent frontage, providing ample off-street parking, and enjoys a private rear garden set against the backdrop of an attractive old sandstone cliff. The recently resurfaced entrance and driveway creates a smart and well-maintained approach.

ACCOMMODATION

An open, tiled hung PORCH has a double glazed front door opening into the HALL with Karndean flooring, coved ceiling and a well appointed GUEST CLOAKROOM with a contemporary white suite with a WC and wall hung wash basin, tiled floor, part tiled walls with mosaic relief and a double glazed window. The LOUNGE is a light room with a through aspect with a double glazed bay window to the front with a deep window shelf and double glazed patio doors to the garden, a living flame coal effect gas fire with marble hearth and slips and white painted formal surround and ceiling coving. The DINING ROOM has integrated ceiling lighting, coved ceiling, Karndean flooring and is open through into the CONSERVATORY with the two rooms combining to make a fine reception area. There is Karndean flooring, full double glazing and French doors to the garden. The BREAKFAST KITCHEN has a full range of modern wall and base mounted cabinetry with under unit lighting, a stainless steel sink unit and a range of appliances including a four ring stainless steel Neff gas hob with Neff stainless steel extraction chimney above and built under Neff double electric oven, an integrated Hotpoint dishwasher and an integrated AEG fridge and freezer, Karndean flooring, double glazed windows to the side and rear and a door into the LAUNDRY with plumbing for a washing machine, a stainless steel sink unit with cupboard beneath, a wall mounted Ideal gas fired central heating boiler, a double glazed window to the front and double glazed side door together with Karndean flooring.

A staircase with turned balustrading and plinth lighting rises from the hall to the part galleried first floor landing with a double glazed window to the front and an airing cupboard with slatted shelving. The PRINCIPAL SUITE has a double bedroom with a double glazed window overlooking the rear garden and an EN-SUITE SHOWER ROOM with a well appointed contemporary suite with a fully tiled shower with waterfall head and separate hose together with a vanity unit with WC with concealed flush and inset wash basin with cupboard beneath with electric shaver point, tiled floor, part tiled walls, integrated ceiling lighting, a double glazed rear window and a towel rail radiator. BEDROOM TWO is a double room in size with a wide bank of fitted wardrobes and a double glazed window overlooking the rear garden. BEDROOM THREE is a good room in size with a double glazed window to the front and fitted wardrobes and BEDROOM FOUR is also a good room or an ideal home office with a double glazed window to the front. The BATHROOM has a well appointed, contemporary suite with a jacuzzi style bath, pedestal basin and WC, tiled floor, part tiled walls with mosaic relief, integrated ceiling lighting, underfloor heating, a chrome towel rail radiator and a double glazed window.

OUTSIDE

The house stands in a superb plot with a DRIVEWAY to one side laid in tarmacadam providing ample off street parking, a shaped front lawn with stocked borders and a paved path leading to the front door. There is a brick and tile DETACHED DOUBLE GARAGE with remote control roller shutter door, electric light and power, a rear window and a double glazed side door.

Gated access leads from the drive over a paved path and terrace to the superb REAR GARDEN with a paved patio and further circular paved terrace, a delightful old sandstone cliff backdrop, shaped lawn, external electricity supply, a cold water tap and a GARDEN ROOM which is well built and particularly versatile. It has double glazed French doors to a covered porch with integrated ceiling lighting, double glazed windows, laminated flooring with underfloor heating and internet connection. This room could be an ideal space for those wishing to work from home, a craft room, entertainment room or gym.

We are informed by the Vendors that all mains services are connected
The property is located in the Tettenhall Wood Conservation Area
COUNCIL TAX BAND F – 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 low 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

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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.






32 ORMES LANE
TETTENHALL

HOUSE:	124.6sq.m.	1341sq.ft.
GARAGE:	26.2sq.m.	281sq.ft.
GARDEN ROOM:	6.4sq.m.	69sq.ft.
TOTAL:	**157.2sq.m.**	**1691sq.ft.**

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

First Floor







