



**Tutbury Avenue  
Wolverhampton, WV6 7UR**

Offers in Excess of £360,000

**GAAO**  
GetAnOffer



## MAIN FEATURES:

- Four Bedroom Detached House
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Bathroom Comprising Three Piece Suite
- Private Rear Garden
- Driveway with Parking for Several Cars

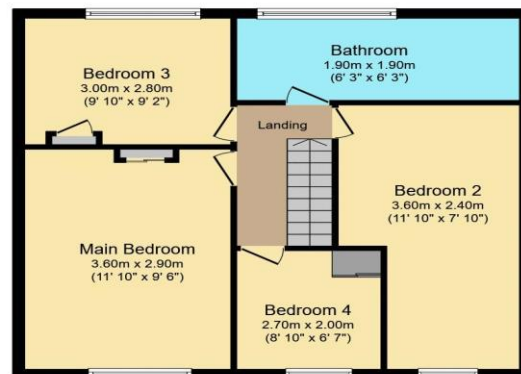
Nestled in a desirable area of Wolverhampton, this impressive four-bedroom detached house offers generous living space and modern comfort. Boasting two spacious reception rooms and a conservatory, the home is ideal for both family life and entertaining. The fitted kitchen provides ample storage and workspace, while the bathroom features a contemporary three-piece suite. Outside, the private rear garden offers a peaceful retreat, perfect for relaxing or hosting guests. A substantial driveway to the front provides convenient off-road parking for several vehicles.

This well-presented property combines space, practicality, and a sought-after location, making it a superb choice for growing families or anyone seeking a versatile home with excellent access to local amenities, schools, and transport links. Viewing is highly recommended.



**Ground Floor**

Floor area 80.1 sq.m. (862 sq.ft.) approx



**First Floor**

Floor area 70.2 sq.m. (755 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by [www.focalagent.com](http://www.focalagent.com)

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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