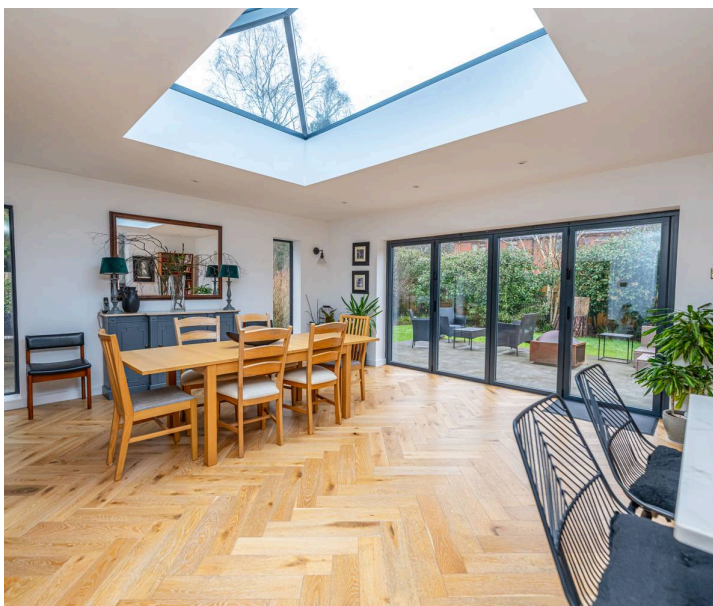




Bartlams.

24 Birchfield Avenue, Tettenhall - WV6 8TG
£599,950



24 Birchfield Avenue

Tettenhall, Wolverhampton

Occupying a pleasant position at the end of a quiet and consistently popular Tettenhall cul-de-sac, this deceptively spacious and extensively modernised 4/5 bedroom family home offers generous, well-balanced accommodation finished to an outstanding standard throughout. Local shops, schools and amenities are all within comfortable walking distance, making this an ideal long-term family home.

The property has been significantly improved and reconfigured by the current owners, most notably with the addition of a substantial rear family room/orangery, seamlessly incorporating the newly installed kitchen to create an impressive open-plan living space, perfectly suited to modern family life and entertaining. The kitchen is finished in a stylish graphite/grey design with quartz worktops and high-specification hob and ovens, providing excellent storage and workspace. Underfloor heating runs throughout the extension in the family room/kitchen, creating a comfortable and welcoming environment.

A welcoming porch opens into a wonderfully light entrance hall, leading into the large through lounge, which features engineered oak flooring flowing seamlessly through into the kitchen/family room area, unifying the main living spaces and adding a contemporary, open feel. The hallway rises to a bright galleried landing, enhancing the sense of space and natural light.

B.



24 Birchfield Avenue

Tettenhall, Wolverhampton

The lounge provides an excellent main reception room, ideal for both relaxing and hosting, while to the rear the stunning open-plan family room and kitchen form the heart of the home.

Also on the ground floor is a versatile study or fifth bedroom, along with a further bedroom with ample storage space, and a modern shower room, making this level particularly adaptable for guests, home working, or multi-generational living.

To the first floor, the accommodation continues to impress with three well-proportioned double bedrooms. The principal bedroom benefits from a smart en suite shower room, while a further contemporary family shower room serves the remaining bedrooms. All rooms are presented to a high standard, continuing the property's bright and airy feel.

Externally, the house occupies a generous plot with lawned rear gardens and patio areas, offering plenty of space for families and outdoor entertaining. To the front, there is driveway parking leading to a garage with electric up-and-over door, power and lighting. Additional practical benefits include full gas central heating via a system boiler with unvented hot water cylinder, and underfloor heating to the rear family room/orangery and en suite.

Overall, this is a superbly presented and thoughtfully upgraded family home in one of Tettenhall's most sought-after residential locations, combining space, style and convenience

- DECEPTIVELY SPACIOUS AND HIGHLY MODERNISED 4-5 BEDROOM FAMILY HOME ●
- QUIET TETTENHALL CUL-DE-SAC WITH LOCAL



24 Birchfield Avenue

Tettenhall, Wolverhampton

Council Tax band: E

Tenure: Freehold

EPC: D

- DECEPTIVELY SPACIOUS AND HIGHLY MODERNISED 4-5 BEDROOM FAMILY HOME
- QUIET TETTENHALL CUL-DE-SAC WITH LOCAL AMENITIES WITHIN WALKING DISTANCE
- IMPRESSIVE OPEN-PLAN FAMILY ROOM / KITCHEN
- LARGE THROUGH LOUNGE WITH HARDWOOD FLOORING FLOWING FROM THE HALLWAY
- VERSATILE STUDY OR FIFTH BEDROOM PLUS GROUND FLOOR SHOWER ROOM
- THREE DOUBLE BEDROOMS UPSTAIRS INCLUDING PRINCIPAL BEDROOM WITH EN SUITE
- ADDITIONAL MODERN FAMILY SHOWER ROOM TO THE FIRST FLOOR
- GENEROUS PLOT WITH CONSIDERABLE GARDENS, GARAGE, DRIVEWAY PARKING AND UNDERFLOOR HEATING

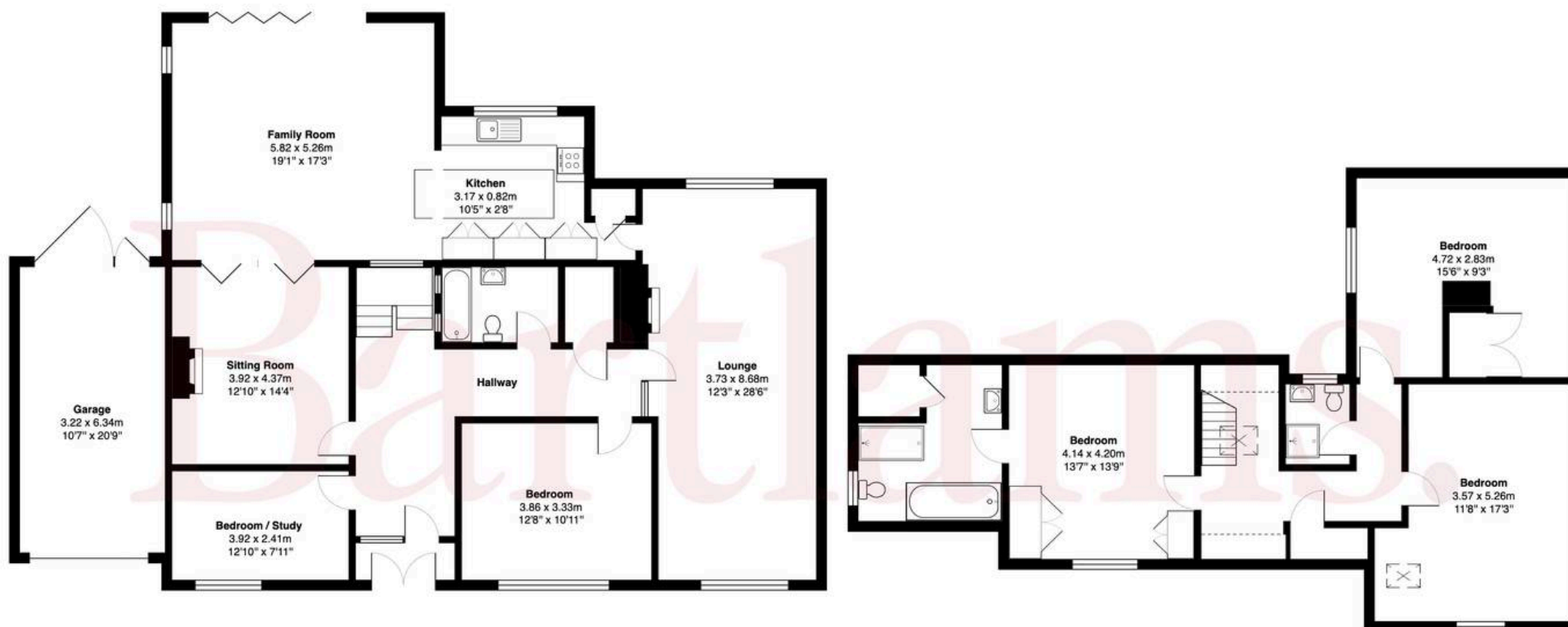


B.









Total Area: 262.3 m² ... 2823 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

Bartlams Tettenhall

Bartlams, 24 High Street - WV6 8QT

01902 759888

tettenhall@bartlams.co.uk

www.bartlams.co.uk/

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