25 Long Lake Avenue, Tettenhall Wood

THOMAS HARVEY
ESTATE AGENTS

A Deceptive & Individually Designed Two Bedroom Two Bathroom Semi Detached House, An Excellent Example Of Its Type & Perfect For Buyers Requiring A Charming Home, Ready To Just Move Into!

25 Long Lake Avenue, Wolverhampton, WV6 8EY

Asking Price: 285,000

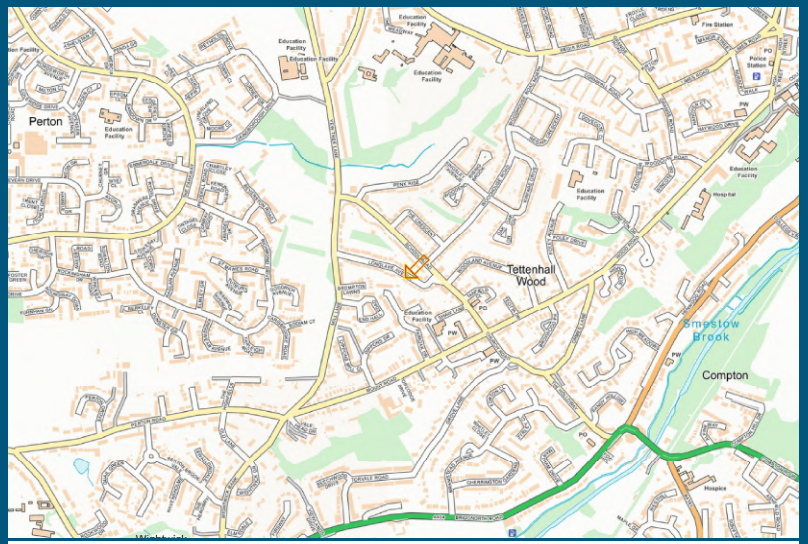
Tenure: Freehold
Council Tax: Band B – Wolverhampton
EPC Rating: D (63) No: 9110-3060-2207-4696-2204
Total Floor Area: 1304.4sq feet (121.2sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows one of four main providers have variable coverage indoor and all four have likely coverage outdoor.

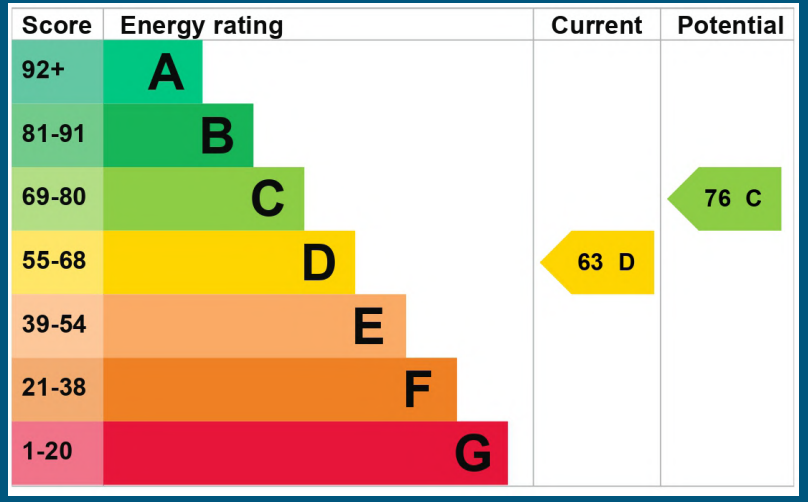
Situated in one of the most sought after locations in Tettenhall Wood, just off School Road and therefore within walking distance of the facilities at both Tettenhall Village & Tettenhall Wood, this deceptive semi-detached house has been very well maintained in recent years to provide an exceptionally high standard of accommodation, with a huge variety of quality furnishings.

Extended & reconfigured, No 25 is a superb example of a family home with viewing a must to appreciate the thought and design gone into designing this wonderful home. Ideal for purchasers requiring a home, ready to just move into and having a generous floor area of approx. 1,304sq feet. A number of the quality features include simple & fresh decor throughout, quality carpets & flooring, luxury bathroom & shower room and a smart fitted kitchen.

The well planned interior now includes entrance hall with storage cupboards & U-Shaped staircase to first floor, front fitted kitchen and at the rear, an attractive 22ft open living room with dining area. Adjacent to the kitchen is the utility & lobby which not provides not only dual exterior access but has a most useful conservatory and downstairs shower/ wet room. On the first floor there are two double bedrooms both with fitted wardrobes and a well-appointed family bathroom. Originally the third bedroom, this space is now used as a home office/ dressing room with built in boiler cupboard. At the front of the property, the driveway provides ample off road parking and leads to the garage with remote controlled door. The rear garden not only enjoys a south-facing aspect but maintains the maximum privacy and has been designed to offer low maintenance.

Not only is Long Lake Avenue within walking distance of Tettenhall Wood Shopping Parade, No 25 is convenient for a wide range of facilities including excellent schools in both sectors, popular coffee lounges, local convenient shops, Tennis & Cricket Clubs, and of course Tettenhall Green playing fields & pool. The city centre is less than 3.5 miles away and the M54 motorway is a short drive, perfect for commuting to Birmingham, Telford and other principal cities. Offered with No Upward Chain, the gas centrally heated & double glazed accommodation further comprises:
:





THOMAS HARVEY
ESTATE AGENTS

T: 01902 **758111**

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

rightmove.co.uk The UK's number one property website
naea | propertymark PROTECTED
arla | propertymark PROTECTED
OnTheMarket.com
The Property Ombudsman LETTINGS
TDS Tenancy Deposit Scheme

Entrance Hall: PVC double glazed opaque front door with matching side window, radiator, built in meter cupboard, separate walk in storage cupboard, tiled flooring and U-Shaped staircase to first floor.

Living Room: 11'3'' (3.44m) x 21'10'' (6.66m)
Italian style marble fireplace & hearth with fitted gas fire, radiator, wall light points, coved ceiling and double glazed windows to rear.

Kitchen: 9'7'' (2.91m) x 13'3'' (4.04m)
Fitted with a quality matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards with lighting under & LED plinth lighting, laminate worktop, stainless steel 1½ drainer sink unit, built in appliances include 5-ring gas hob with stainless steel extractor hood over, built in twin electric oven, dishwasher and recess for fridge freezer, two radiators, recessed ceiling spotlights, tiled flooring and double gazed window to front.

Utility: 13'3'' (4.03m) x 12'8'' (3.85m)
Fitted with a base cupboard & worktop with twin stainless steel circular sink units, plumbing for recess for washing machine & recess for tumble dryer, radiator, part tiled walls, recessed ceiling spotlights, tiled flooring, glazed hardwood door to rear garden and PVC door to front with double glazed side windows.

Downstairs Shower Room: Fitted with a wet room style suite having a wall mounted shower unit, low level WC, corner sink unit, chrome heated towel rail & separate electric wall heater, tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed opaque window to rear.

Conservatory: 8'3'' (2.50m) x 8'1'' (2.46m)
Radiator, fitted blinds, tiled flooring and double glazed windows to rear.

First Floor Landing: Radiator and loft hatch with pull down ladder to attic space.

Bedroom One: 11'3'' (3.43m) x 11'3'' (3.43m)
Fitted bedroom furniture including wardrobes & overhead stores, radiator, coved ceiling and double glazed window to rear.

Bedroom Two: 11'4'' (3.45m) x 10'6'' (3.21m)
Fitted bedroom furniture including a range of wardrobes, overhead stores & drawers, radiator, coved ceiling and double glazed window to rear.

Dressing Room/Study (Originally Bedroom 3): **7'4'' (2.24m) x 5'5'' (1.64m)**
Radiator, double glazed window to side and walk in cupboard housing the wall mounted Worcester Bosch gas fired central heating boiler.

Bathroom: 6'1'' (1.86m) x 12'6'' (3.82m)
Fitted with a well-appointed white suite comprising tiled bath, separate double shower enclosure with wall mounted electric shower, vanity unit with mirror & light over, low level WC, radiator, tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed opaque windows to front.

Garage: 18'9'' (5.71m) x 7'8'' (2.33m)
Remote controlled roller shutter door, power, lighting, workshop area at rear and PVC double glazed side door with matching rear window.

Rear Garden: Enclosed and maintaining the maximum privacy, the south-facing rear garden includes a full width block patio, shaped lawn, raised flower beds, exterior lighting and surrounding fencing & hedging.

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.

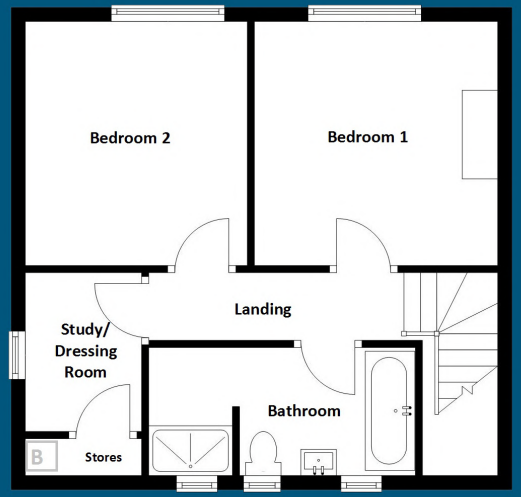
25 Long Lake Avenue, Tettenhall Wood

Total Floor Area: 1304.4sq feet (121.2sq metres) Approx.

Floorplans: 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

Approx. 838.0sq feet (77.9sq metres)



First Floor

Approx. 466.4sq feet (43.3sq metres)

THOMAS HARVEY
ESTATE AGENTS

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICLUARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.