



Trelawney, Links Avenue, Tettenhall

A Most Deceptive & Individually Designed Four Bedroom Detached Family House, Occupying a Prominent Position In A Select Cul-De-Sac off the Codsall Road, Perfect For Buyers Requiring A Home To Restyle To Own Requirements!

Trelawney, Links Avenue, Tettenhall, Wolverhampton, WV6 9QF

Guide Price: £350,000

Tenure: Freehold

Council Tax: Band F – Wolverhampton

EPC Rating: D (67) No: 2496-3061-9204-0756-4200

Total Floor Area: 1667.6sq feet (154.9sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

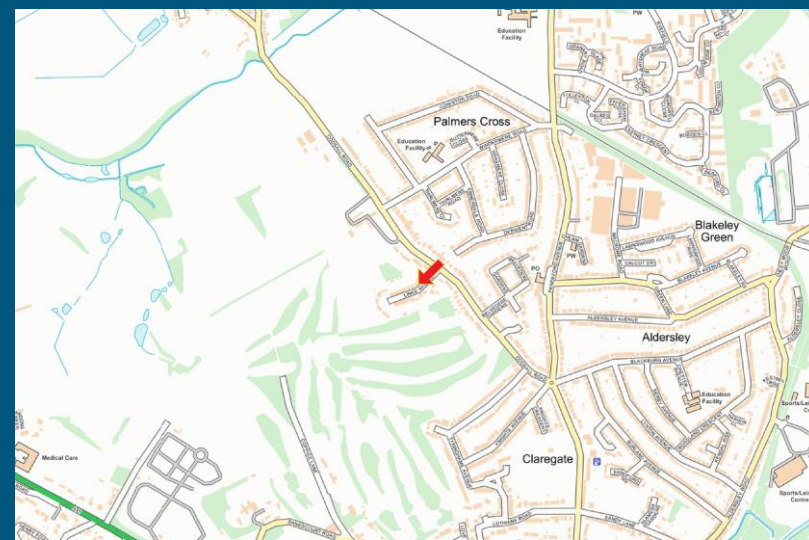
Mobile: Ofcom checker shows two of four main providers have variable coverage indoor and all four have good coverage outdoor.

Situated in one of the most sought after locations of Wolverhampton, in a small select cul-de-sac off the Codsall Road, positioned on the boundary of Tettenhall & Codsall, this individually designed detached house offers tremendous potential to extend & reconfigure the accommodation to buyers own requirements.

Although already offering ample accommodation and very well maintained over the years, viewing will reveal just what an excellent opportunity this charming family home has to offer, for purchasers requiring a home to customise to personal specification. At approx. 1667.6sq feet, the well planned accommodation proposes a number of distinctive & traditional features, retaining the charm & appeal of a character property. The accommodation includes reception porch to entrance hall with guest cloakroom & U-Shaped staircase to first floor, comfortable front sitting room, and separate large dining room at rear with breakfast kitchen adjacent. This rear space is ideal to redesign & extend to create a large full width open plan living space (Subject to Planning Permission). On the first floor there are four good size bedrooms with the guest bedroom having an ensuite bathroom and the family bathroom is fitted with a shower suite & separate WC. Set well back from the road, the driveway provides ample off road parking and leads to the 33ft long tandem garage. An impressive feature of Trelawney is the fully stocked & mature rear garden, and at over 125ft approx. long, this generous garden provides a most pleasant outlook whilst maintains the maximum privacy.

Within easy distance of the local facilities in both Bilbrook & Tettenhall Village, the area is also served with Schools in both sectors and not to mention having the benefit of Bilbrook train station only minutes away. Links Avenue is also only three miles from the M54 motorway and therefore ideal for commuting to principal towns.

Offered with no upward chain, internal inspection is highly recommended to appreciate this unique opportunity which further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Porch: PVC double glazed leaded door with matching full height side windows and brick tiled flooring. **Entrance Hall:** Internal hardwood leaded glazed door, radiator, coved ceiling and U-Shaped staircase to first floor with cloaks cupboard below. **Guest Cloakroom:** Fitted with a coloured suite comprising low level WC, sink unit, radiator, part tiled walls, tiled effect vinyl flooring and double glazed opaque window to side.

Living Room: 13ft (3.95m) x 10'11" (3.3m)

'Hole in the wall' gas fire, radiator, beamed ceiling with plaque shelf, wall light points, double glazed leaded side window and matching bay window to front.

Dining Room: 16'3" (4.96m) x 11'10" (3.61m)

Radiator, plaque shelf and full height double glazed picture window and doubled doors to rear garden.

Breakfast kitchen: 16'3" (4.96m) x 10'1" (3.07m)

Fitted with a traditional suite comprising a range of base cupboards, drawers & suspended wall cupboards, stainless steel single drainer sink unit, recess & gas point for cooker, plumbing for washing machine, radiator, wall mounted gas fired central heating boiler, tiled effect vinyl flooring, and double glazed windows to side & rear with matching PVC opaque door.

First Floor Split Level Landing: Radiator, double glazed leaded opaque stained glass window to front and loft hatch.

Bedroom One: 13'1" (4.00m) x 10'11" (3.34m)

Radiator and double glazed leaded bay window to front with matching side window.

Bedroom Two: 12ft (3.65m) x 11'1" (3.64m)

Radiator and double glazed window to rear.

Bedroom Three: 11'7" (3.53m) x 7'10" (2.40m)

Radiator and double glazed leaded window to front. **Ensuite Bathroom: 8'5" (2.56m) x 5'5" (1.66m)** Fitted with a coloured suite comprising panelled bath with handheld shower over, pedestal wash hand basin, low level WC, radiator, tiled walls, vinyl flooring and double glazed window to rear.

Bedroom Four: 8'9" (2.66m) x 10ft (3.04m)

Radiator and double glazed window to rear.

Family Shower Room: 6'9" (2.07m max) x 6'2" (1.89m)

Fitted with a shower room suite comprising double shower with chrome overhead rainfall shower & handheld spray, vanity unit, radiator, built in airing cupboard, tiled walls and double glazed opaque window to side. **Separate WC:** Fitted with a low level WC and double glazed window to side.

Double Tandem Garage: 33'3" (10.16m) x 8'5" (2.57m max) / 7'9" (2.36m)

'Up & Over' garage door, power, lighting, workshop area at rear, double glazed window to rear and hardwood opaque glazed door to garden.

Rear Garden: Enjoying a generous plot at over 125ft approx. long, the fully stocked & mature garden includes a large full width paved terrace overlooking the centre shaped lawn, flowering borders with a variety of shrubs & trees, surrounding fencing & gated side access to front.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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.

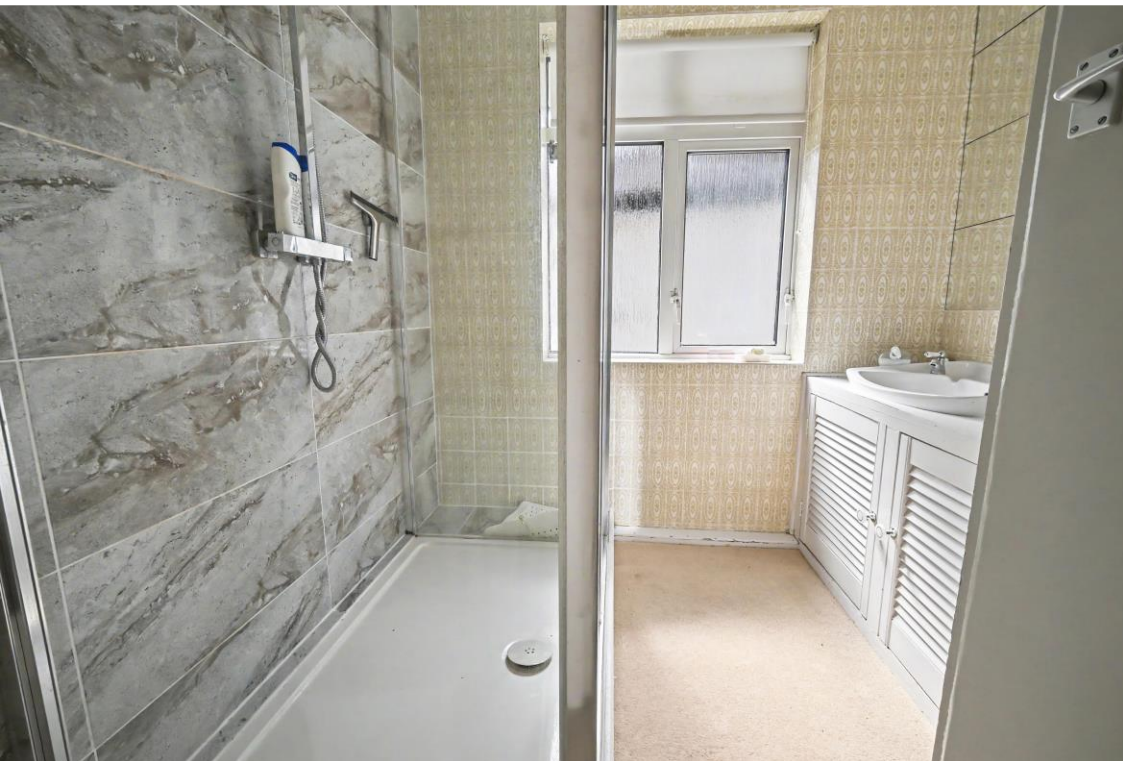












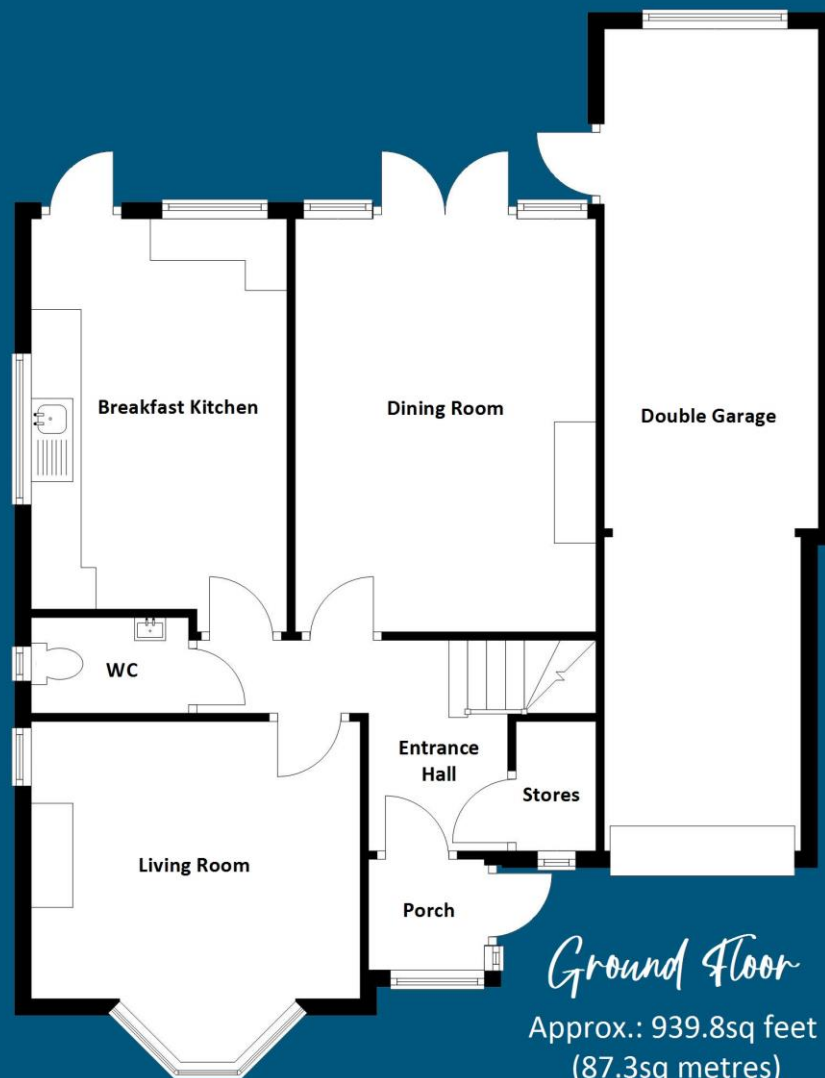




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Total Floor Area: 1667.6sq feet (154.9sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



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 PARTICULARS 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.
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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.
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