

9 Chilgrove Gardens, Wolverhampton, WV6 8XP

BERRIMAN
EATON

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An ideally situated three detached bungalow providing accommodation of style and quality within walking distance of the village centre

LOCATION

9 Chilgrove Gardens stands in a small and sought after cul-de-sac setting within walking distance of the centre of Tettenhall Village with its comprehensive range of local amenities and it is close to the picturesque Upper Green with its delightful open spaces. There is convenient travelling to the City Centre with regular bus services running along the Wergs Road.

DESCRIPTION

9 Chilgrove Gardens is a modern, detached single-storey residence providing accommodation which is well proportioned throughout and which has been well maintained. The house stands in a lovely plot with an excellent frontage with a detached double garage and a lovely, private garden to the rear.

The property is a substantial bungalow with fine accommodation of much note with well-proportioned rooms and flexibility of use.

ACCOMMODATION

A glazed door opens into the HALL having a cloaks cupboard leading to the GUEST CLOAKROOM with a WC, wash basin, tiled walls and a double glazed rear window. There is a spacious LOUNGE with a feature fireplace having a gas fire and double glazed sliding doors into the double glazed CONSERVATORY with wiring for wall lights and French doors that provide access to the rear garden. The KITCHEN is well appointed with wall and base mounted cupboards with fitted work surfaces, a sink and drainer, intergarted double oven, gas hob and a fridge freezer. Completing the kitchen is a double glazed window and door to the rear garden.

BEDROOM ONE is a generous double room featuring a range of fitted bedroom furniture including wardrobes, a dressing table and chest of drawers and a double glazed bay window to the side elevation. BEDROOM TWO is also a double room with fitted bedroom furniture and a double glazed window. BEDROOM THREE/DINING ROOM has a double glazed window to the front. The SHOWER ROOM comprises a shower cubicle, WC, a wash basin with vanity cupboards beneath, tiled walls and flooring and a double glazed window.

OUTSIDE

The property occupies a particularly attractive position within Chilgrove Gardens, set on a generous plot behind a low brick wall with fencing and a well-maintained lawn that wraps around the front and side of the property. The DRIVEWAY provides off-road parking and leads to a DETACHED DOUBLE GARAGE, which benefits from a side door and window.

The front entrance is approached via a paved pathway, while gated side access leads to the private REAR GARDEN which features a paved patio, a shaped lawn and hedged borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard and Ultrafast broadband 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

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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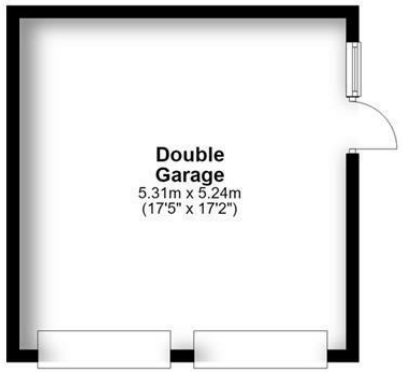
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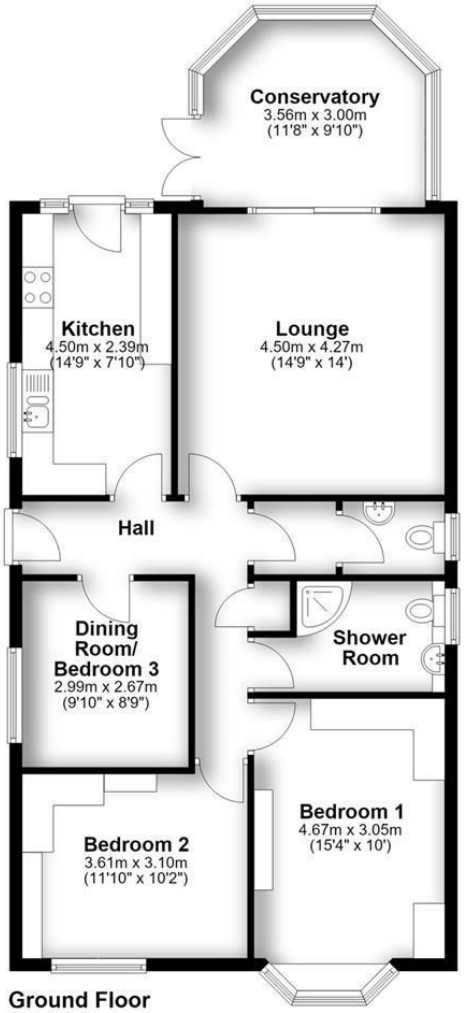
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.






9 CHILGROVE GARDENS
TETTENHALL





Ground Floor

BUNGALOW:	91.7sq.m.	987sq.ft.
GARAGE:	27.8sq.m.	299sq.ft.
TOTAL:	**119.5sq.m.**	**1286sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE







