



7 Saxonfields, Tettenhall, Wolverhampton, WV6 8SX

BERRIMAN
EATON

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A superb four double bedroom detached property on an exclusive cul-de-sac in the heart of the popular Tettenhall village

LOCATION

Saxonfields lies just off the prestigious Wrottesley Road in the heart of Tettenhall which is one of the most highly regarded parts of the Wolverhampton conurbation. The house stands within easy walking distance of the village centre and the picturesque open spaces afforded by the Upper Green and there is easy access to the city centre.

The area is well served by schooling in both sectors both within Tettenhall and Wolverhampton itself and transport is excellent with regular bus services running along the Wergs Road.

DESCRIPTION

7 Saxonfields has well appointed accommodation over both ground and first floors. There are three reception rooms to the ground floor which all benefit from doors opening onto the garden providing versatile accommodation. All four bedrooms are double in size and the principal bedroom benefits from an en-suite shower room.

Externally there is ample parking to the front along with a double garage and a private rear garden.

ACCOMMODATION

A composite glazed front door opens into the HALL with Karndean flooring, wiring for wall lights and a GUEST CLOAKROOM with a vanity suite with wash basin, cupboards and WC, heated ladder towel rail and a double glazed window. The LOUNGE is superb through room with a double glazed bow window to the front, double glazed French doors to the rear, a coal effect gas fire set in a formal surround and wiring for wall lights. The GARDEN ROOM has double glazed windows and doors to the garden with venetian inset blinds and wiring for wall lights. The DINING KITCHEN has Amtico flooring throughout with a range of wall and base units, tiled splash back with under counter lighting, space for a range style cooker with filtration unit above, sink and drainer with a double glazed window over, integrated dishwasher, integrated fridge, there is a coordinating island, integrated ceiling lighting and there is ample space for dining with wiring for a wall mounted TV, a large storage cupboard with shelving and an internal door to the garage. From the kitchen a door opens into the SITTING ROOM with double glazed doors and windows to the garden, laminate flooring, a wall mounted gas fire.

An oak open tread staircase rises to the first floor landing with access to the loft via a drop down ladder, a double glazed window to the front, wiring for wall lights and a linen cupboard with slatted shelving. The PRINCIPAL BEDROOM SUITE is a good size double bedroom with a double glazed window to the front, fitted furniture including wardrobes, drawers and a kneehole dressing along with wiring for a wall mounted TV and the EN-SUITE SHOWER ROOM has a tiled shower cubicle, WC, wash basin, heated ladder towel rail and a double glazed window. BEDROOM TWO is double in size with a double glazed window to the front, wood laminate flooring and fitted furniture including wardrobes and a kneehole dressing table. BEDROOM THREE is a double room with a double glazed window to the rear. BEDROOM FOUR is also double in size with a range of fitted wardrobes and a double glazed window. The HOUSE BATHROOM has a corner bath, a tiled shower cubicle, pedestal wash basin, WC, vinyl flooring and a double glazed window to the rear.

OUTSIDE

7 Saxonfields sits behind a DRIVEWAY laid in brick setts providing ample off road parking, there is a patio with a shaped front lawn with planted borders and there is external lighting. The DOUBLE GARAGE has an electric up and over door, electric light and power, plumbing for a washing machine a tumble dryer and there is a side store housing the Worcester Bosch boiler along with an internal door to the kitchen.

There is a side gate opening onto ample storage area to the side of the property which leads to the REAR GARDEN with a paved patio to the rear of the property with a shaped lawn beyond with planted beds and borders, two sheds along with is external lighting, electrical point and a cold water supply.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND F – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast 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>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred

supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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Offers Around
£699,950

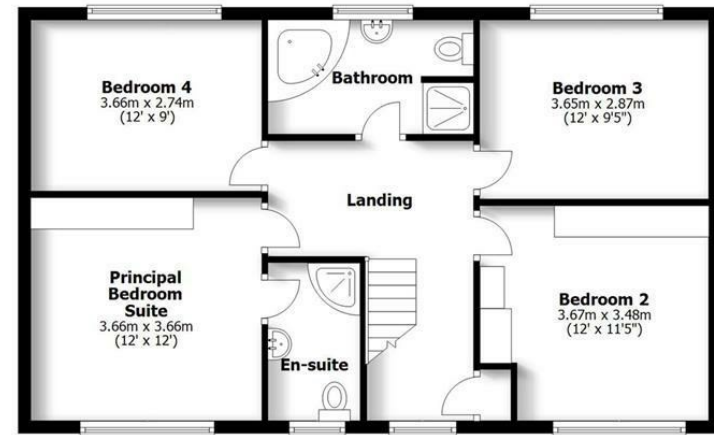
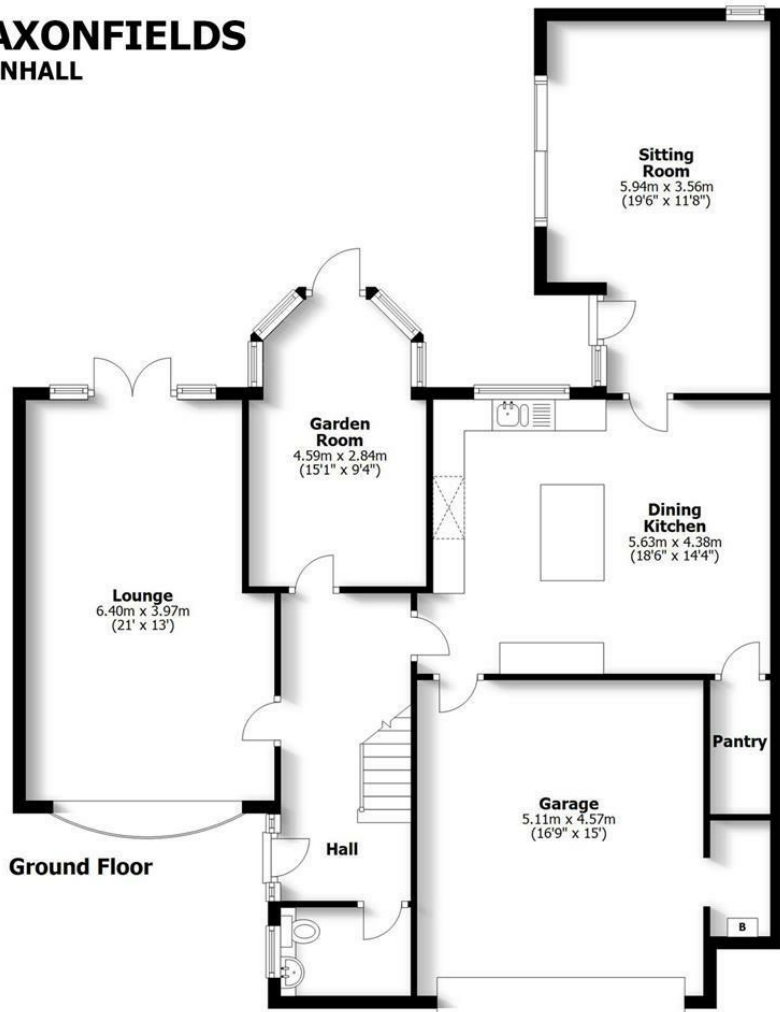
EPC:

www.berrimaneaton.co.uk

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.



**7 SAXONFIELDS
TETTENHALL**



HOUSE: 166.2sq.m. 1789sq.ft.
 GARAGE: 25.3sq.m. 272sq.ft.
TOTAL: 191.5sq.m. 2061sq.ft.

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

