



4 Rivendell Gardens, Tettenhall, Wolverhampton, WV6 8SY

BERRIMAN
EATON

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A beautifully presented, detached family home in a sought-after residential location which benefits from a drive, double garage and lovely rear garden.

LOCATION

Rivendell Gardens is a superb residential address lying just off the prestigious Redhouse Road close to the centre of Tettenhall Village and within easy reach of the picturesque open spaces afforded by the Upper Green. The area is well served by schooling in both sectors and there is convenient travelling to the City Centre.

DESCRIPTION

4 Rivendell Gardens is beautifully presented with well proportioned accommodation over two storeys. There are two reception rooms along with a breakfast kitchen and cloakroom to the ground floor and four double bedrooms and a bathroom to the first floor. There is a driveway offering ample off street parking along with a double garage and a lovely rear garden.

ACCOMMODATION

A double glazed PORCH has a double glazed door and matching side panel opening into the HALL with wood laminate flooring and a GUEST CLOAKROOM with a WC, pedestal wash basin, wood laminate flooring, tiled walls and a useful understairs cloaks and storage. A glazed door opens into the LOUNGE with a double glazed bay window to the front, coved ceiling, fireplace with electric fire, glazed sliding doors open into the DINING ROOM with coved ceiling, wood laminate flooring and double glazed doors and windows to the rear garden. A glazed door opens into the BREAKFAST KITCHEN with a range of gloss fronted wall and base units with under cupboard lighting, tiled splash back, roll top working surfaces with matching breakfast bar. There is space for a range style cooker with stainless steel extractor fan over, integrated dishwasher, two ceramic sinks and a double glazed door and windows to the rear garden.

Stairs rise to the first floor landing with ladder access to the loft and a linen cupboard housing the hot water cylinder. The PRINCIPAL BEDROOM SUITE has a good size double bedroom, built in wardrobes, double glazed window to the front and a SHOWER AREA with a shower cubicle, wash basin with vanity cupboards beneath and tiled walls. BEDROOM TWO is a good size double room with built in wardrobes and a double glazed window to the front. BEDROOMS THREE AND FOUR are both double in size with double glazed windows to the rear and the HOUSE BATHROOM has a corner bath with shower over, vanity unit with wash basin and cupboard, drawers and WC, tiled walls, heated ladder towel rail, integrated ceiling lighting and a double glazed window.

OUTSIDE

4 Rivendell Gardens sits behind a DRIVEWAY laid in tarmacadam with a shaped lawn with flowering borders to the side. There is a DOUBLE GARAGE with an electric up and over door and gated side access to the part walled REAR GARDEN with a large, paved patio to the rear of the property and a second patio beyond the shaped lawns and beautiful shrubs and flowering borders, a small shed and a GARDEN ROOM with double glazed windows and doors and concrete floor. There is external lighting and external 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 and Ultrafast are available

Mobile – Ofcom checker shows three of the four main providers cover the area inside and all four cover the area externally

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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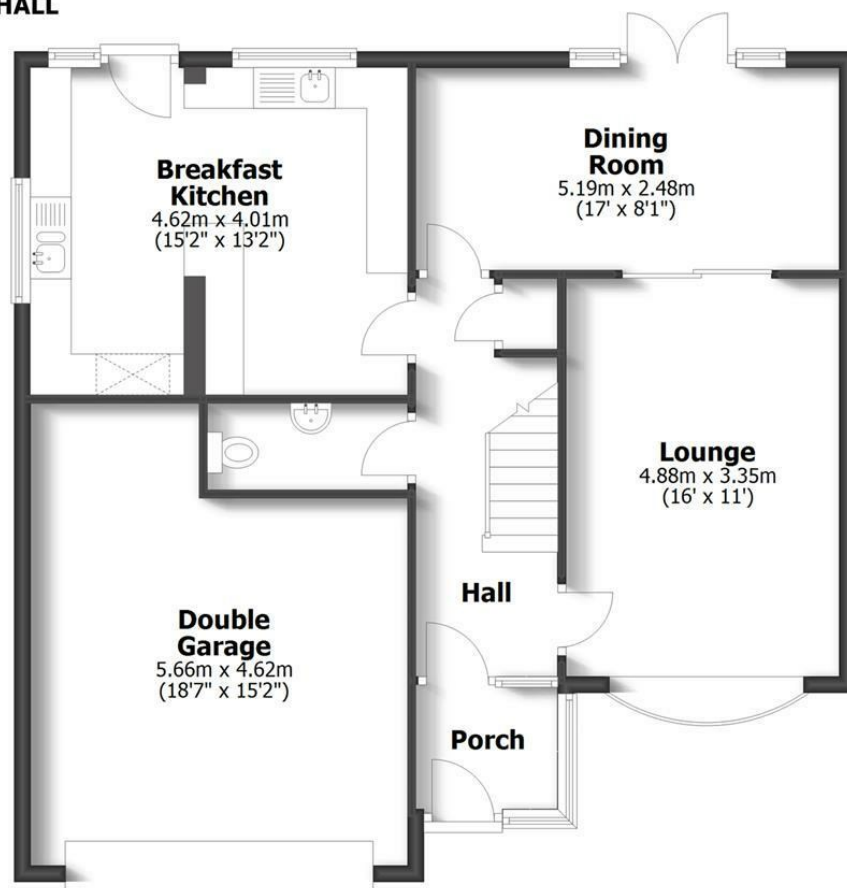
Offers Around
£460,000

EPC: D

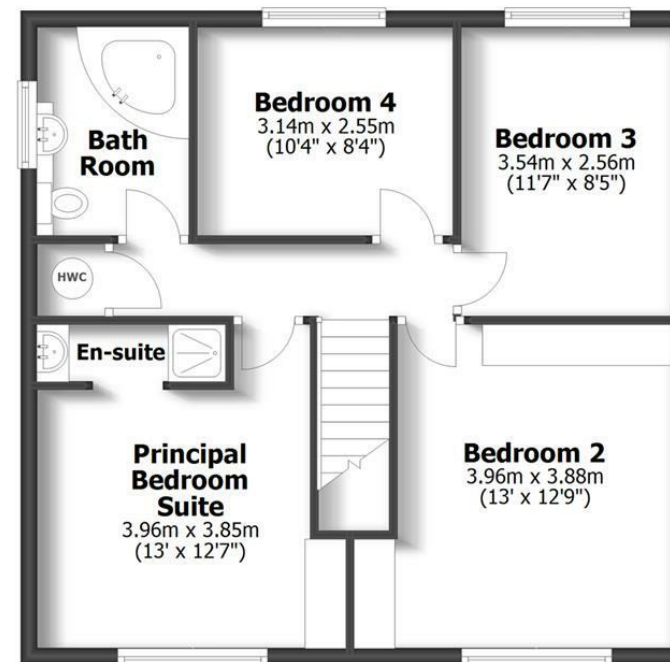
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



4 RIVENDELL GARDENS TETTENHALL



Ground Floor



First Floor

HOUSE: 122.4sq.m. 1317sq.ft.

GARAGE: 24.5sq.m. 263sq.ft.

TOTAL: 146.9sq.m. 1580sq.ft.

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

