5 Maythorn Gardens, Tettenhall, Wolverhampton, WV6 8NP

BERRIMAN
EATON

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A beautifully presented and substantial family home standing within a south west facing large and level plot in a sought after cul-de-sac which lies within easy reach of Tettenhall Village Centre.

LOCATION

Maythorn Gardens is a small cul-de-sac leading off Wood Road close to the heart of Tettenhall and within easy reach of wide ranging local facilities provided by the village centre. There is easy access to the further amenities provided by Tettenhall Wood, the Compton Shopping Centre and the City Centre itself and regular bus services run along Wood Road. Furthermore, the area is particularly well served by schooling in both sectors with Tettenhall College being within easy walking distance.

DESCRIPTION

5 Maythorn Gardens provides well balanced living accommodation over both ground and first floors with an impressive array of reception rooms to the ground floor providing flexibility of use together with ample bedroom space to the first floor.

The house has been particularly well maintained over the years and the current sellers, who bought the property in 2023, have installed triple glazed windows, new external doors and bifold doors, have replaced the guttering and downpipes and have landscaped the rear garden.

The property is now a superb Tettenhall residence providing accommodation which is ideal for contemporary requirements. There is an open plan style of living accommodation to the ground floor which creates a lovely living environment.

ACCOMMODATION

A composite front door with glazed panels to either side opens into the HALL which leads into the entire ground floor accommodation which has laminate flooring throughout. The GUEST CLOAKROOM has a contemporary white suite with WC with concealed flush and vanity unit with a wash basin with cupboard beneath and integrated ceiling lighting. There is an INNER HALLWAY integrated ceiling lighting and a cloaks cupboard. The LOUNGE is a superb room in size with a wide bank of bifold doors opening onto the rear garden and integrated ceiling lighting and there is a DINING ROOM with French doors to the garden. The SITTING ROOM / STUDY has a light corner aspect with windows to both the front and side. The BREAKFAST KITCHEN has a comprehensive range of gloss fronted wall and base mounted cabinetry with quartz working surfaces and breakfast bar. A range of Neff appliances including an induction hob, built in double electric oven, integrated microwave together with two integrated Bosch dishwashers, an AEG larder freezer, integrated ceiling lighting, two side windows and a glazed door into the UTILITY LOBBY with plumbing for a washing machine, integrated ceiling lighting and an external side door.

A staircase rises to the part galleried first floor landing with access to the roof space. The PRINCIPAL BEDROOM SUITE has a large double bedroom with a light corner aspect with windows to the front and side, a wide bank of fitted wardrobes, wiring for a wall mounted TV and a well appointed EN-SUITE BATHROOM with a panelled bath with over bath shower with waterfall head and separate hose, WC with concealed flush and vanity unit with wash basin with cupboard beneath, tiled floor and walls, integrated ceiling lighting, a window with plantation shutters and a chrome towel rail radiator. There are THREE FURTHER GOOD BEDROOMS and a well appointed HOUSE SHOWER ROOM with a fully tiled shower with waterfall head and separate hose, WC with concealed flush and wash basin set within a vanity unit with cupboards beneath, laminated flooring, part tiled walls, integrated ceiling lighting, a window and a chrome towel rail radiator.

OUTSIDE

5 Maythorn Gardens stands in a superb, level plot and stands well back from the cul-de-sac behind shaped front lawns with a DRIVEWAY providing ample off street parking. There is a GARAGE with a remote controlled roller shutter door, concrete floor, electric light and power, a wall mounted Vaillant gas fired central heating boiler and pressurised hot water cylinder and a courtesy door to the rear.

There is gated access to either side of the property to the delightful REAR GARDEN which has a preferred south westerly rear aspect and a matured, green backdrop, timber decked terrace and patio laid in Indian slate, a shaped rear lawn and well stocked and matured beds and borders together with a high degree of privacy for a property in this location. There is an external power 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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Wombourne Office
01902 326366
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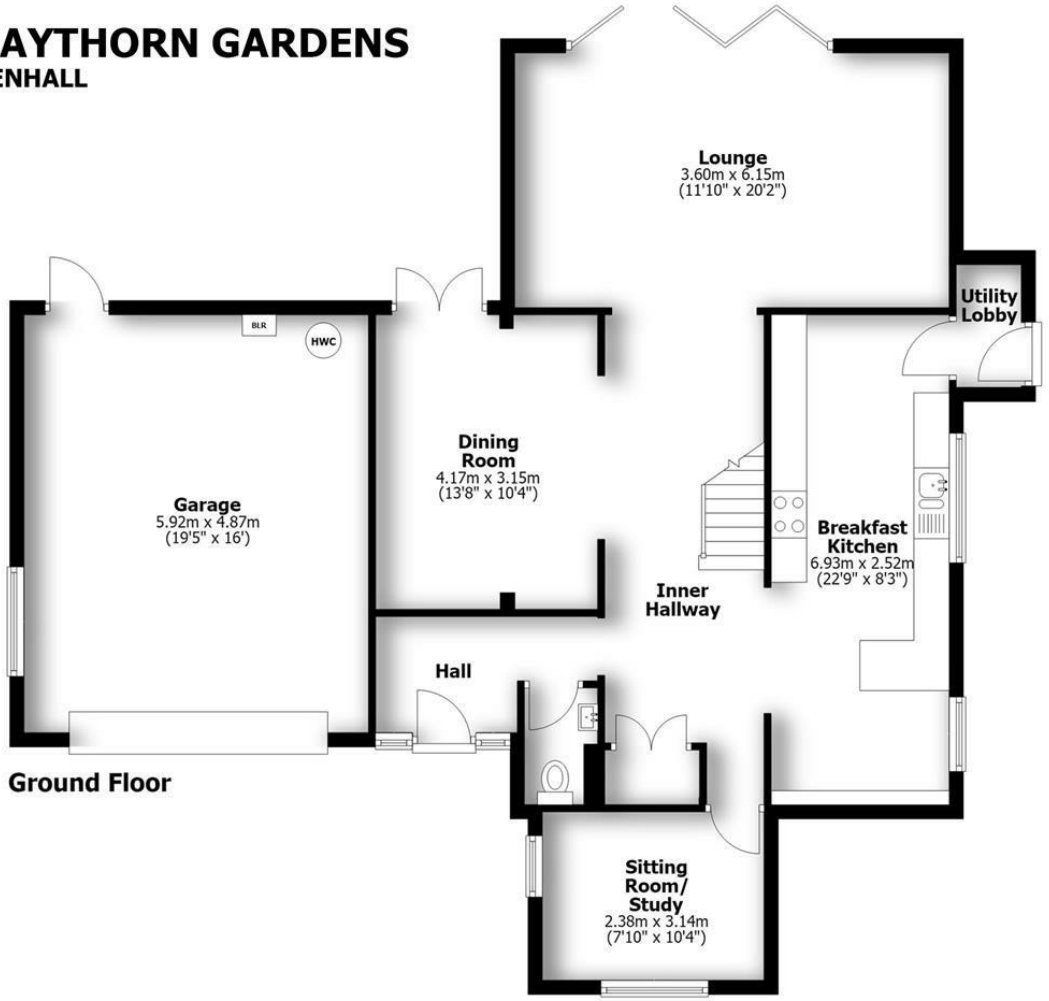
www.berrimaneaton.co.uk

Offers Around
£669,950

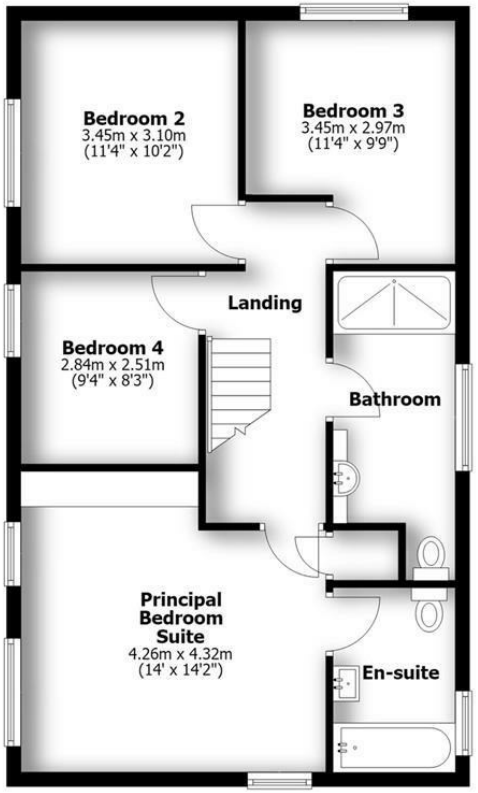
EPC: C

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.

5 MAYTHORN GARDENS
TETTENHALL



Ground Floor



First Floor

HOUSE:	152.2sq.m.	1639sq.ft.
GARAGE:	28.8sq.m.	310sq.ft.
TOTAL:	**181sq.m.**	**1949sq.ft.**

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