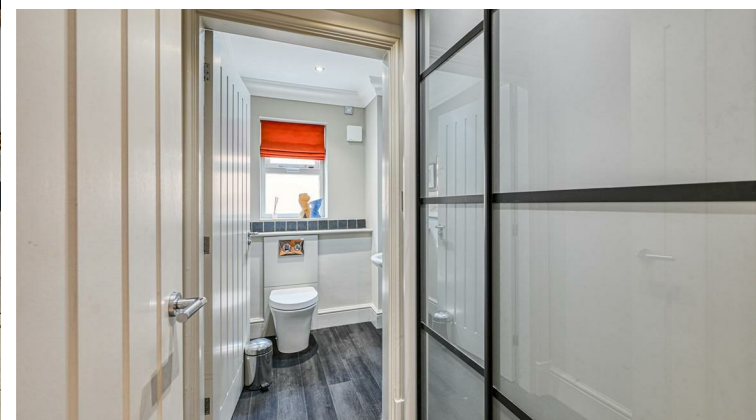




2 Love Lane, Tettenhall, Wolverhampton, WV6 9PJ

BERRIMAN
EATON

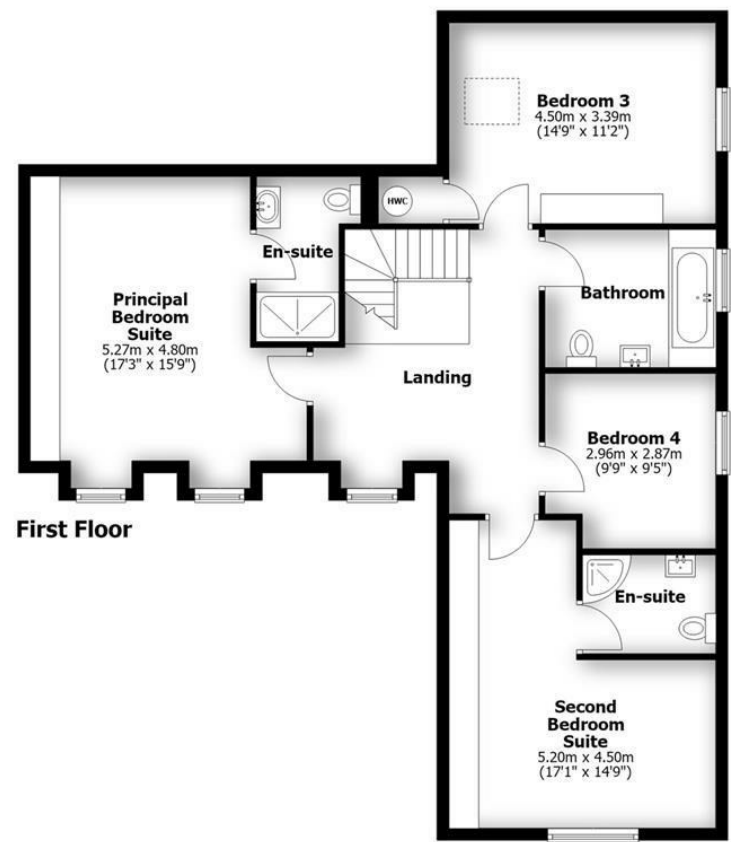




2 Love Lane, Tettenhall, Wolverhampton, WV6 9PJ

A superbly appointed, contemporary residence which was built in 2005 and which has subsequently been extended to the rear

2 LOVE LANE
TETTENHALL



HOUSE: 226.3sq.m. 2436sq.ft.
GARAGE: 25.2sq.m. 271sq.ft.
TOTAL: 251.5sq.m. 2707sq.ft.

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

LOCATION

Love Lane stands within Stockwell End which is one of the most sought after addresses within the Wolverhampton conurbation. The centre of Tettenhall Village is within easy walking distance with its wide range of shopping facilities, restaurants, butchers, green grocers and a chemists and the picturesque open spaces of the Upper Green are nearby. Furthermore, the area is particularly well served by schooling in both sectors and there is easy travelling to the city centre.

DESCRIPTION

2 Love Lane was built to an exacting specification on behalf of the current vendors and was completed in 2005.

There was meticulous attention to detail to all aspects of the construction and the house has subsequently been extended across the width of the rear. There is a fine, hand crafted kitchen by David Orton of Shrewsbury, contemporary bathroom suites and much oak joinery including some fine oak floors and a custom designed staircase.

The house provides well balanced living accommodation which has been tailored to meet modern living requirements.

ACCOMMODATION

A wooden front door opens into the RECEPTION HALL which provides a fine entrance to the house with oak flooring, ceiling cornice and integrated ceiling lighting. There is a CLOAKS CLOSET with a built in cloaks and storage cupboard and a well appointed CLOAKROOM with a contemporary suite. The LOUNGE is a large main living room with a light corner aspect, an impressive limestone fireplace with granite hearth and contemporary living flame gas fire, oak flooring and ceiling cornice. There is a SITTING ROOM / STUDY with a wide bank of fitted library furniture with shelving with cupboards beneath, oak flooring, integrated ceiling lighting and ceiling coving. The focal point of the house is the stunning LIVING KITCHEN. The kitchen area has a comprehensive range of bespoke cabinetry by David Orton of Shrewsbury with a centre island with breakfast bar, granite surfaces throughout, space for a range style cooker with filtration unit above, an integrated Bosch dishwasher, a vaulted ceiling with a window overlooking the rear garden and roof lights together with integrated ceiling lighting and tiled floor. The living and dining area is a fine room with a part vaulted ceiling with atrium roof light, bifold doors to the garden, oak flooring and integrated ceiling lighting. There is an adjoining LAUNDRY with coordinating cabinetry to those in the kitchen, a window and door to the rear, integrated ceiling lighting, ceiling cornice and a door into the garage.

A bespoke, oak staircase rises from the reception hall to the galleried landing with integrated ceiling lighting. The PRINCIPAL SUITE has a large bedroom, a wide bank of fitted wardrobes, integrated ceiling lighting and a well appointed EN-SUITE SHOWER ROOM. The SECOND SUITE has a good double bedroom with a wide bank of fitted wardrobes, integrated ceiling lighting and a well appointed EN-SUITE SHOWER ROOM. BEDROOMS THREE AND FOUR are good rooms in size, one of which having fitted wardrobes and cupboard and both with integrated ceiling lighting. The BATHROOM has a well appointed, contemporary suite.

OUTSIDE

2 Love Lane is approached through wrought iron gates and stands behind a DRIVEWAY laid in tarmacadam providing ample off street parking. There is an INTEGRAL GARAGE with a remote control roller shutter door, a wall mounted Worcester Bosch gas fired central heating boiler and an internal door to the laundry.

There is gated access on either side of the house to the REAR GARDEN which has been thoughtfully hard landscaped for ease of maintenance with a timber decked terrace, expansive paved terrace, raised borders and a further terrace to the side. There is external lighting and an external cold water supply.

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

The property is located in the Tettenhall Greens Conservation Area.

COUNCIL TAX BAND G – 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 Superfast 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>

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.

Offers Around £875,000

EPC:

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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