



74 Tynningame Avenue, Tettenhall, Wolverhampton, WV6 9PW

74 Tynninghame Avenue, Tettenhall, Wolverhampton, WV6 9PW

A superbly positioned family home providing extended accommodation of the highest calibre with a large rear garden which backs onto the South Staffordshire Golf Course

LOCATION

Tynninghame Avenue is a highly regarded and sought after address within an exclusive part of Tettenhall. The wide ranging facilities provided by Tettenhall Village itself are nearby, the area is well served by schooling in both sectors and there is convenient access to the city centre.

The property itself stands in a fine position in Tynninghame Avenue in a large plot which backs onto the golf course at the rear.

DESCRIPTION

74 Tynninghame Avenue is a modern, family home which provides extended accommodation of superb proportions which is ideal for contemporary requirements. There is an outstanding living / dining kitchen which is the focal point of the ground floor together with two further reception rooms, four double bedrooms and two bath / shower rooms to the second floor.

The property has been superbly maintained over the years and benefits from kitchen and bathroom suites of excellent quality, tasteful, neutral décor, double glazing and gas fired central heating.

ACCOMMODATION

An open PORCH has a composite front door with double glazed windows to either side leading to the HALL with granite floor tiling, coved ceiling and a well appointed CLOAKROOM with a white suite with a WC with concealed flush and wash basin set within a vanity unit with cupboards beneath, part tiled walls, granite tiled floor, a double glazed window, coved ceiling and a chrome towel rail radiator. The LOUNGE is a well-proportioned reception room with a double glazed bow window to the front, an elegant marble fireplace living flame coal effect gas fire, wiring for wall lights, coved ceiling and part glazed and panelled double doors opening into the DINING ROOM with a double glazed window overlooking the rear garden, coved ceiling and granite floor tiling. There is an outstanding LIVING / DINING KITCHEN which is a flexible area and which is ideal for contemporary living. The kitchen is well appointed with a comprehensive range of cupboards with working surfaces, undermounted stainless steel sink, space for a range style cooker with and extraction chimney above, space for an American style fridge freezer, integrated dishwasher, a coordinating dresser style unit with downlit glazed display shelving, there is ample space for informal dining and there is a sitting area with double glazed French doors to the garden. The entire room benefits from granite floor tiling, ceiling coving and integrated ceiling lighting, there is a large walk in understairs storage cupboard and a part glazed and panelled door to the UTILITY ROOM which is a good room in size with plumbing for a washing machine, space for a tumble dryer,

stainless steel sink, fitted cupboards, coved ceiling, integrated ceiling lighting, a double glazed window and door to the garden, granite floor tiling and an internal door to the garage.

Stairs from the hall rise to the first floor landing which is particularly impressive in terms of size and which provides a further seating area or potential home office with a double glazed bay window overlooking the garden, access to the roof space, coved ceiling and a linen cupboard with fitted shelving. The PRINCIPAL SUITE has a double bedroom with laminated flooring, a double glazed front window, ceiling coving and a well appointed EN-SUITE SHOWER ROOM with a fully tiled shower, WC and vanity unit with wash basin with cupboards and drawers beneath, tiled walls, granite tiled floor, a double glazed window and a chrome towel rail radiator. BEDROOM TWO is a good double room in size with laminated flooring, a double glazed window to the front, coved ceiling, wiring for a wall mounted TV and a walk in wardrobe. BEDROOM THREE is a good double room in size with laminated flooring, a double glazed window overlooking the rear garden and coved ceiling. BEDROOM FOUR is also a good room in size with laminated flooring, coved ceiling and a double glazed rear window and the BATHROOM has a well appointed white suite with a bath with a shower end and shower over, wash basin set within a vanity unit with cupboards beneath and to either side with a downlit mirror behind and WC with concealed flush, tiled walls, granite tiled floor, a double glazed window, integrated ceiling lighting and a chrome towel rail radiator.

OUTSIDE

74 Tynninghame Avenue stands in an impressive plot with a large frontage with a shaped lawn, stocked beds and borders and a DRIVEWAY laid in tarmac providing off street parking for several cars. There is an integral GARAGE with a remote control roller shutter door, electric light and power, integrated ceiling lighting and an internal door to the utility room.

The REAR GARDEN is outstanding with an extensive paved terrace to the rear of the house with a large, shaped lawn beyond with well stocked and matured beds and border helping to achieve privacy with the delightful matured green backdrop of the South Staffordshire Gold Course to the rear.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND E - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

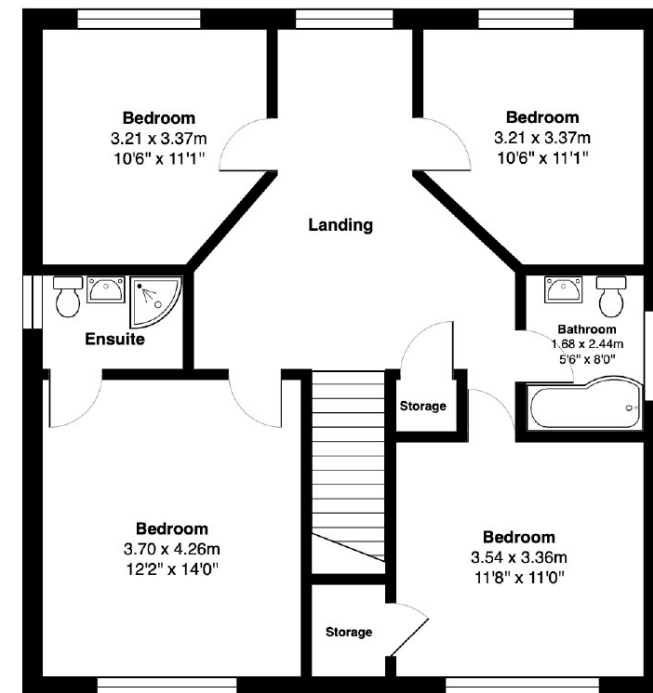
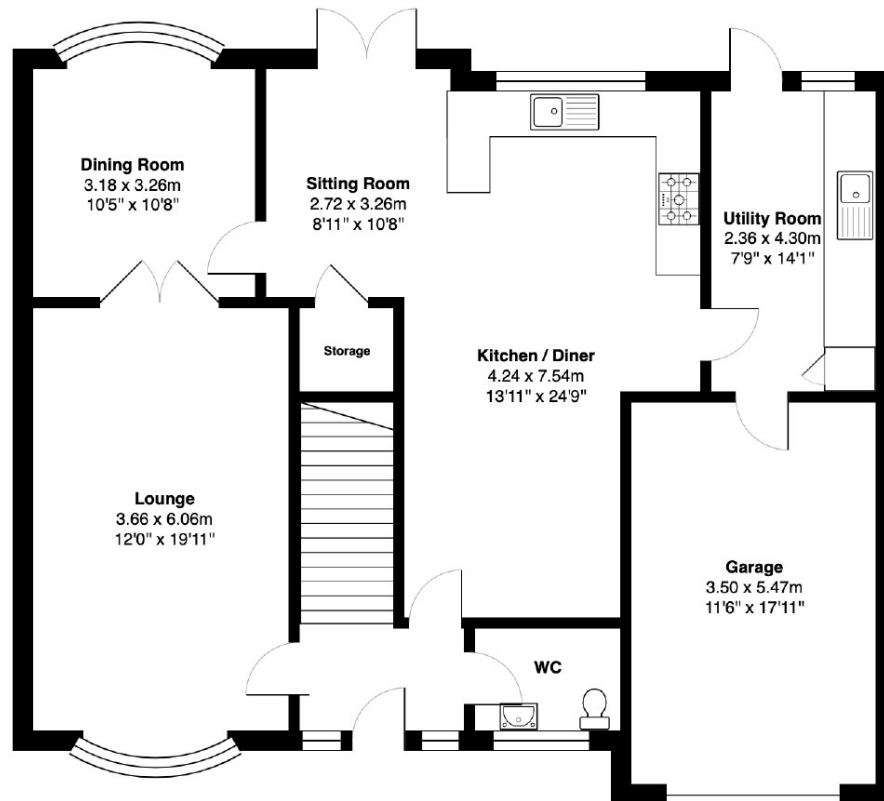
01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers around
£475,000

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.



Total Area: 196.2 m² ... 2112 ft²

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

