



39 Birchfield Avenue, Tettenhall, Wolverhampton, WV6 8TE





# 39 Birchfield Avenue, Tettenhall, Wolverhampton, WV6 8TE

A spacious and well appointed detached residence in a prime location convenient for all the amenities and facilities in Tettenhall Village with extended family accommodation.

## LOCATION

Birchfield Avenue is a prime residential location leading off Wrottesley Road and this property is in a small cul-de-sac in a corner, just beyond the open grassed area with a copse of trees so there is a feeling of space.

The wide ranging facilities and amenities in Tettenhall Village are nearby as is Perton Shopping Centre. The City Centre is close at hand and there is a regular bus service along the A41.

There is a wide range of schooling available in both sectors including Wolverhampton Grammar School, Wolverhampton Girls High and Tettenhall College. Junction 3 of the M54 is within a little over 10 minutes travelling time and there are rail services from Codsall and Albrighton.

## DESCRIPTION

This is a detached residence built around the mid 1960's since when it has been extended, improved and reappointed so that it now offers admirable accommodation with a particularly spacious lounge and a superb arrangement of a family room which leads into the fine dining kitchen with bi-fold doors to the garden.

The house is well appointed throughout with good quality kitchen and bathroom suites and gas fired central heating and double glazing.

## ACCOMMODATION

A composite door with glazed side panels opens into the RECEPTION HALL with laminated floor and a fully tiled CLOAKROOM with a basin and WC. The spacious LOUNGE has an Adams style fireplace with marble slips and hearth, coved ceiling and a double glazed patio door to the rear garden. Double doors open into the DINING ROOM with coved ceiling and double glazed bay window to the front. The SITTING ROOM / STUDY has double glazed windows to two elevations and laminated floor. The FAMILY ROOM has a store cupboard under the stairs, an open doorway through to the well-appointed DINING KITCHEN with a range of oak fitted units

with granite work surfaces with a double stainless steel sink unit, matching wall cupboards with under cupboard lighting, two integrated Neff cookers, induction hob with chimney above, integrated Bosch dishwasher and a wide bank of bi-fold doors to the patio and garden beyond. There is also a UTILITY ROOM with a sink, a range of wall and base mounted cupboards and plumbing for a washing machine and space for a tumble dryer, part tiling to the walls and tiled flooring along with a large store cupboard.

An oak staircase with glass panels gives access to the landing. The PRINCIPAL BEDROOM has double glazed windows to the front and side and an EN-SUITE shower room with shower cubicle with waterfall head and handheld attachment, vanity unit with a range of cupboards and a WC with concealed flush, ladder towel rail, decorative ceramic wall tiling and ceramic flooring. BEDROOM TWO has a range of built in wardrobes with cupboards above. BEDROOM THREE has a built in wardrobe with a matching dressing table with cupboards above and BEDROOM FOUR has a wide worktop with cupboards below, fitted shelving and laminated flooring. The well appointed BATHROOM has a shaped bath with a waterfall head shower over with handheld attachment, linen cupboard, tiled walls with a decorative dado, pedestal basin, WC and tiled floor.

## OUTSIDE

39 Birchfield Avenue stands behind a front garden with a DRIVEWAY laid in brick pavements with gated side access to the REAR GARDEN with a full width decked patio with an ornamental pond to one side with a lawn beyond with flowering and herbaceous beds and borders and several trees giving privacy. There is also a timber shed.

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

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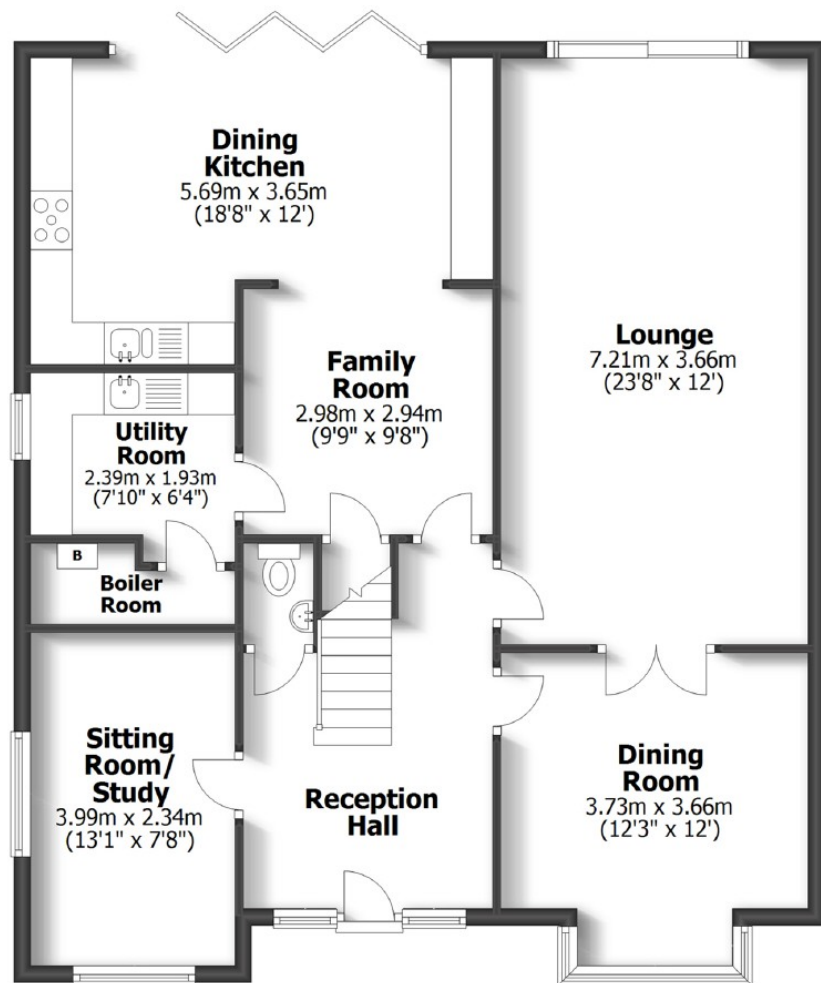
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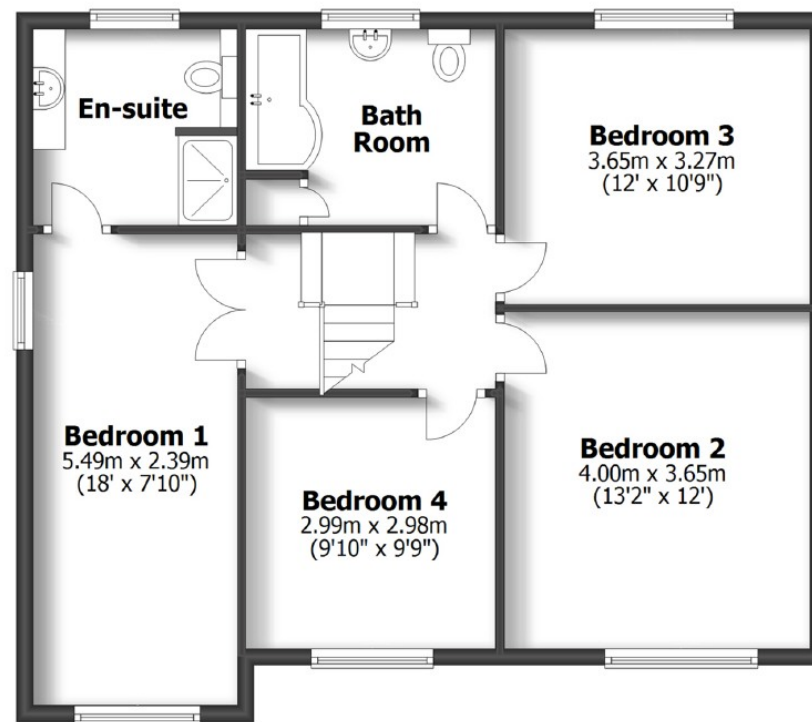
**39 BIRCHFIELD AVENUE  
TETTENHALL**

**TOTAL: 167.2sq.m. 1799sq.ft.**

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



**Ground Floor**



**First Floor**



