



Knights Avenue  
Tettenhall  
Wolverhampton  
WV6 9QA

Est. 1934

# SWF



**SANDERS WRIGHT & FREEMAN**



Outstanding modern detached home in a highly sought after location offering spacious and versatile living accommodation. Beautifully presented throughout the property stands behind a generous driveway proving parking for several vehicles and has a large living/dining room, well equipped kitchen with utility section, ground floor bedroom with access to an en-suite shower room (also accessible to hall), superb master bedroom with en-suite bathroom and a further double bedroom with en-suite.

**APPROACH** The property is approached via a driveway providing off road parking for several vehicles.

**RECEPTION HALL** Radiator, staircase to the first floor landing and doors to the sitting room/bedroom three, shower room and living room.

**SPACIOUS LIVING/DINING ROOM 23' 3" x 17' 4" (7.09m max x 5.29m)** Double glazed window to the side, two radiators, double glazed double doors opening out to the rear patio, feature fireplace and doorway to the dining kitchen.

**DINING KITCHEN 17' 8" x 12' 2" (5.39m x 3.73m max)** Double glazed windows to the side and rear, radiator, ceiling down lighters and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating 1¼ bowl stainless steel sink and drainer unit with mixer tap. Integral appliances include a double oven, 4 ring induction hob, fridge, freezer and dishwasher. There is a utility area to the rear which has a sink and drainer, plumbing for a washing machine and space for a dryer.

**BEDROOM THREE/SITTING ROOM 12' 7" x 11' 0" (3.84m into bay x 3.37m)** Double glazed bay window to the front, radiator and fitted wardrobes. Door into the en-suite shower room.

**SHOWER ROOM** Double glazed window to the side, towel rail, part tiled walls and suite comprising low level w.c, sink with vanity cupboard and shower enclosure.

**FIRST FLOOR LANDING** Built in airing cupboard.

**BEDROOM ONE 27' 3" x 13' 2" (8.32m x 4.03m max)** Double glazed windows to the front and rear, two radiators, fitted wardrobes and door to an en-suite bathroom.

**EN-SUITE BATHROOM 11' 11" x 5' 8" (3.65m x 1.75m)** Double glazed window to the rear, towel rail, part tiled walls, panelled bath, low level w.c, sink with vanity cupboard beneath and shower enclosure.

**BEDROOM TWO 17' 10" x 9' 0" (5.45m x 2.75m)** Double glazed window to the front, fitted wardrobes and door to an en-suite shower room.

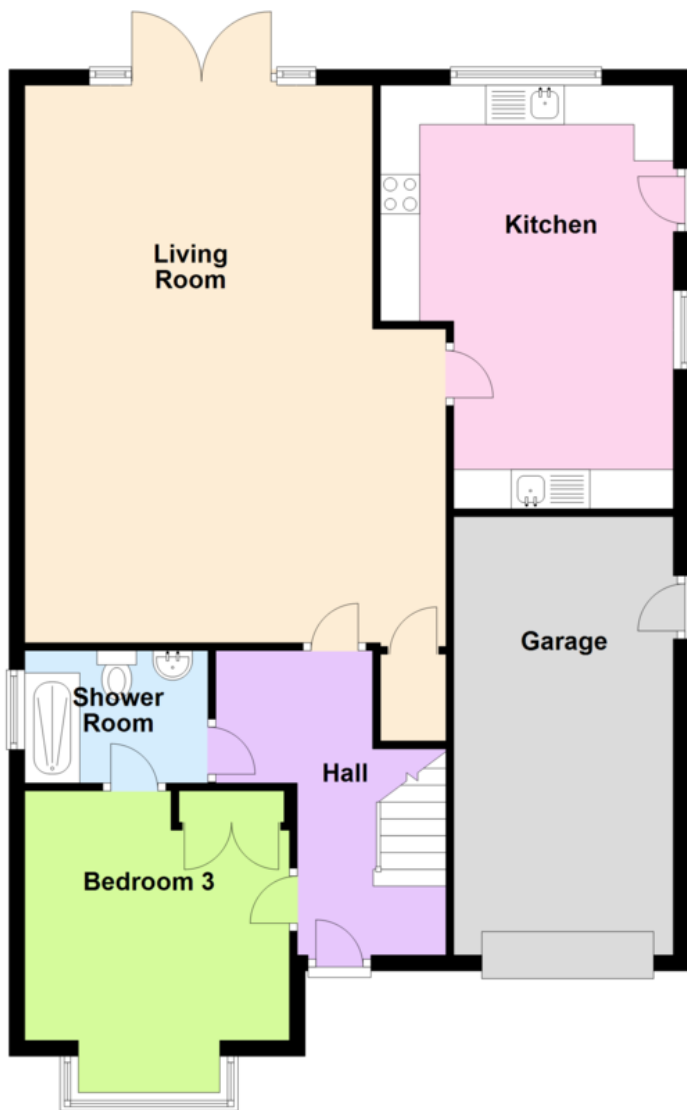
**EN-SUITE SHOWER ROOM 9' 0" x 5' 8" (2.75m x 1.73m)** Double glazed obscure window to the side, fitted store cupboards, low level w.c, sink with vanity cupboard beneath, towel rail and shower enclosure.

**REAR GARDEN** To the rear of the property is a paved patio area with a lawned garden beyond. A gated side passage provides access to the rear garden.

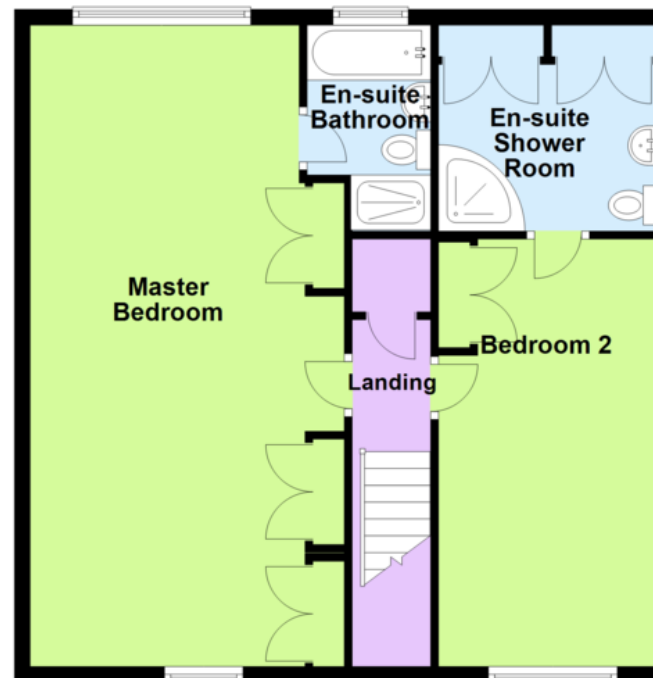
**INTEGRAL GARAGE 18' 3" x 9' 2" (5.58m x 2.8m)** Up and over door to the front and door to the side passage.



Ground Floor



First Floor



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