



Trentham, Links Avenue, Tetterhall, Wolverhampton, West Midlands, WV6 9QF



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A particularly desirable bungalow standing in an exclusive cul-de-sac with a beautiful south facing garden which enjoys a charming aspect over the South Staffordshire Golf Course with a total plot size of approximately 0.25 acres

## LOCATION

Links Avenue is a small and select cul-de-sac standing in a sought after part of Tettenhall being situated just off Codsall Road within easy reach of the wide ranging local amenities available in Tettenhall Village, the Newbridge shopping parade and Claregate.

Although the residence stands in a quiet position there is easy and fast access to the further and more extensive amenities afforded by Wolverhampton city centre and the village of Codsall with local rail services running from Codsall station.

## DESCRIPTION

Trentham enjoys the unique accolade of being the only bungalow in Links Avenue and it enjoys a superb position as it stands on the preferred side of the road with a large garden to the rear which benefits from a southerly aspect and hence a maximum sunshine and which backs onto the open spaces of the South Staffordshire Golf Course.

Internally the property provides well proportioned accommodation which is presented to the highest of standards and which has been beautifully maintained by the current sellers. There are notable kitchen and bathroom suites of quality together with double glazed windows, gas fired central heating and an intruder alarm system.

The reception areas and the principal bedroom stand at the back of the house and enjoy a lovely outlook over the large, manicured rear garden and the overall quality of the property is one that is rarely found in bungalows within this area.

## ACCOMMODATION

An enclosed PORCH with a double glazed front door with double glazed windows to either side has a sunken mat well and a glazed door with matching side panel opening into the light, through HALL which has a double glazed garden door to the rear and ceiling coving, a well appointed GUEST CLOAKROOM with a modern white suite consisting of a wc and a wall hung wash basin with tiled splash back, Karndean flooring, a double glazed and leaded window, chrome towel rail radiator and fitted coat hooks. There is a large PRINCIPAL RECEPTION ROOM which is a fine living area with a lounge with a wide bank of windows and French doors overlooking the rear garden, a Minster stone style fireplace with living flame coal effect gas fire, wiring for wall lights, ceiling coving and a dining area with a double glazed window to the side, wiring for a wall light, coved ceiling and an interconnecting door to the well appointed BREAKFAST KITCHEN with a comprehensive range of cream faced contemporary wall and base mounted cupboards with concealed under unit lighting, roll top working surfaces and a matching fitted breakfast table, a stainless steel sink unit, an inset stainless steel Bosch four ring gas hob with concealed filtration unit above and

built under Bosch stainless steel double electric oven, plumbing for a dishwasher, an integrated refrigerator, Karndean flooring, part tiled walls, a double glazed window and a door to a SIDE LOBBY with an internal door to the garage, external garden door and useful walk in pantry/storage cupboard.

The PRINCIPAL BEDROOM is a large double room with two built in double wardrobes with internal lighting, hanging rails and shelving, a wide bank of double glazed windows overlooking the rear garden and ceiling coving. There is a SECOND DOUBLE BEDROOM with a double glazed window to the front, wiring for wall lights and coved ceiling together with a luxuriously appointed BATHROOM which has been fitted to the highest of standards with a panelled bath, separate fully tiled corner shower, wc with concealed flush and a wash basin set within a vanity unit with cupboards beneath and vanity cupboards above together with a down lit mirror, fully tiled walls, Karndean flooring, a double glazed window, ceiling coving, integrated ceiling lighting, extraction fan, shaver point, chrome towel rail radiator and a built in linen cupboard with slatted shelving.

## OUTSIDE

Trentham stands behind and impressive frontage with a driveway laid in tarmac providing ample off street parking for several vehicles. There is a DOUBLE GARAGE with an elevating door, internal door to the rear lobby, double glazed side window, ample power sockets, electric light and a UTILITY AREA with sink unit, plumbing for a washing machine, space for a tumble dryer, space for an upright freezer and fitted wall shelving.

There is gated side access to the beautiful REAR GARDEN which is a particularly impressive feature of the house with an extensive paved patio leading to the shaped and manicured rear lawns with well stocked beds and borders providing a beautiful, green backdrop with the added advantage of the open aspect over the South Staffordshire Golf Course beyond. There is a timber garden shed, a timber summer house fitted with lighting and two power points, external lighting and power point and an external cold water supply.

There is a total plot size of approximately 0.25 acres.

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

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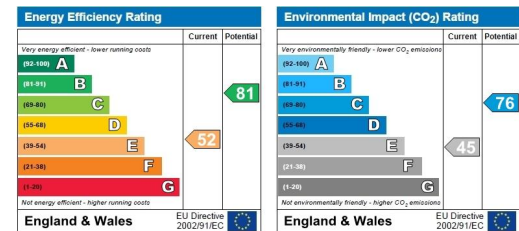
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