



2 Foley Avenue, Tettenhall, Wolverhampton, WV6 8LT



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An attractive, gabled detached residence providing well proportioned and well appointed living accommodation over two floors in a superb, highly regarded and sought after address and which stands in a large plot of just under 0.2 acres in total. Planning Permission (now lapsed) was granted in 2015 for a substantial two storey extension.

LOCATION

Foley Avenue stands within easy reach of the excellent and wide ranging facilities available within both Tettenhall Village and Tettenhall Wood and there is easy access to the City Centre and the property is particularly conveniently located for excellent schooling in both sectors.

DESCRIPTION

2 Foley Avenue is a superbly presented, detached residence with well proportioned three bedroomed accommodation over two floors. The house has been the subject of recent extensive works of improvement and is now a superb, contemporary residence which is ideal for modern lifestyles with appointments of quality throughout. The kitchen and bathroom suites are both stylish and the house benefits from double glazed windows and gas fired central heating.

The property has the further benefit of previously passed planning permission (now lapsed) for extensions to both ground and first floors to provide a family room area off the kitchen and an en-suite and dressing area off the main bedroom together with a fourth bedroom with en-suite.

ACCOMMODATION

A double glazed front door with double glazed windows to either side opens into the HALL with laminated flooring, a recessed cloaks and storage area and a well appointed CLOAKROOM with a white, Heritage suite with a WC and pedestal basin, part tiled walls, double glazed rear window and laminated flooring. The LOUNGE is a well proportioned room with a light, through aspect with a walk in double glazed bow window to the front and a double glazed picture window overlooking the rear garden, laminated flooring, wiring for wall lights and a contemporary, limestone fireplace with granite hearth and slips and living flame gas fire together with ceiling coving. The DINING ROOM has a double glazed window to the front, recessed display alcove with floating shelving, laminated flooring and ceiling coving. The KITCHEN has a reappointed range of cream faced Shaker style units with butchers block effect working surfaces, a stainless steel four ring gas hob with stainless steel extraction chimney above and built under stainless steel electric oven, a double glazed window overlooking the rear garden, part tiled walls and an internal door to the garage / laundry.

A staircase with turn balustrading rises from the hall to the galleried first floor landing with a double glazed window to the rear, access to the roof space and an airing cupboard with hot water cylinder and slatted shelving. BEDROOM ONE is a good double room in size with a light through aspect with double glazed windows to both the front and rear and ceiling coving. BEDROOM TWO is a good double room in size with a double glazed

window to the front, coved ceiling and a walk in wardrobe with hanging rails, shelving and drawers. BEDROOM THREE is a good size room with a double glazed window to the front and the BATHROOM has a well appointed white suite with a panelled bath, pedestal basin and WC together with a fully tiled corner shower cubicle, storage cupboards, part tiled walls, integrated ceiling lighting and two double glazed windows to the front.

OUTSIDE

The house stands in a large plot with an area of a little under 0.2 acres in total. There is a wide frontage with a DRIVEWAY providing ample off street parking, large, shaped corner lawn, stocked beds and borders and low built brick boundary wall with raised piers with inset fence panels. There is a large TANDEM GARAGE with remote controlled door to the front, two double glazed windows to the side, concrete floor, electric light and power, cold water supply, plumbing for a washing machine, an internal door to the kitchen, a part glazed and panelled door to the garden, a fitted CLOAKROOM with WC and a store cupboard and two GARDEN STORES to the rear of the garage with doors into the garden.

The REAR GARDEN is a particular feature of the property and is a superb size for a house of this nature in this location. There is a paved patio to the rear of the house leading to the expansive rear lawn with stocked and matured beds and borders creating a high degree of privacy, an old brick wall to the rear with a rockery garden and adjoining terrace together with a timber SUMMER HOUSE.

PLANNING PERMISSION

Planning was previously passed for a two storey side and single storey rear extension, first floor rear extension and front porch'.

Reference 14/01336/FUL.

Decision Issued Date 17th March 2015.

Permission Expiry Date 17th March 2018.

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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£424,950

EPC: D

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.



**2 FOLEY AVENUE
TETTENHALL**

HOUSE: 118.5sq.m. 1276sq.ft.
 GARAGE: 30.3sq.m. 326sq.ft.
TOTAL: 148.8sq.m. 1602sq.ft.

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



