



Tree Tops, 2 Torvale Road, Wightwick, Wolverhampton, WV6 8NW



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An outstanding single storey residence which stands in a large, corner plot of just over 0.2 of an acre and which has been thoughtfully and comprehensively refurbished during recent years to create an outstanding example of its type.

LOCATION

Tree Tops stands in a superb position at the corner of Torvale Road and Bridgnorth Road in an easily accessible position. The excellent local facilities provided by the Compton Shopping Centre, Tettenhall Wood and Tettenhall Village are all within easy reach and there is convenient travelling to the further amenities provided by the centre of Perton and Wolverhampton itself.

DESCRIPTION

Tree Tops is a substantial detached single storey residence with beautifully appointed accommodation throughout. The property was completely refurbished a few years ago to create a fine residence of impressive proportions and a high level of appointment.

The property offers a degree of flexibility in use with the potential to use the third bedroom as an office or additional sitting room together with two bath / shower room, an outstanding dining kitchen, a large lounge, separate dining room and a double glazed conservatory.

The property benefits from double glazed windows, gas fired central heating and electric underfloor heating to the dining kitchen and en-suite shower room and there is neutral décor throughout.

ACCOMMODATION

An enclosed PORCH with tiled floor and integrated ceiling lighting has a panelled door opening into the HALL with access to the roof space via a sliding loft ladder and a built in shelved linen cupboard. The LOUNGE is a well proportioned living room with a double glazed window to the front, wall mounted electric fire, integrated ceiling lighting and glazed double doors opening into the DINING ROOM with integrated ceiling lighting to part, a double glazed window and sliding double glazed patio doors into the double glazed CONSERVATORY with a delightful aspect over the garden and double glazed French doors. The DINING KITCHEN is a notable room and the focal point of the ground floor with a fully fitted kitchen area with a comprehensive range of contemporary gloss fronted white wall and base mounted cupboards with a coordinating centre island with fitted breakfast shelf, a range of Neff integrated appliances including two electric ovens, a microwave, an induction hob with stainless steel extraction chimney together with a tall, Zanussi larder fridge and a

tall, Zanussi freezer, an integrated Hotpoint dishwasher, stainless steel sink unit, ample space for informal dining, gloss floor tiling to the entire room together with electric under floor heating, integrated ceiling lighting, five double glazed windows to the rear and a door into the LAUNDRY with a stainless steel sink unit, double glazed window and garden door, integrated ceiling lighting, gloss floor tiling, plumbing for a washing machine and a door to the GUEST CLOAKROOM with a contemporary white suite with a WC and vanity unit with wash basin and cupboard beneath, gloss tiled floor, chrome towel rail radiator and a boiler / store cupboard.

The PRINCIPAL BEDROOM SUITE has a double bedroom with a double glazed window to the front, a wide bank of fitted wardrobes with incorporated chests of drawers and a door to the well appointed EN-SUITE SHOWER ROOM with a fully tiled shower, WC and vanity unit with wash basin with drawers beneath, gloss tiled floor, integrated ceiling lighting, double glazed window, chrome towel rail radiator and electric under floor heating. BEDROOM TWO is a good double room in size with a double glazed window to the front and a wide bank of fitted wardrobes with integrated chests of drawers and BEDROOM THREE is a good room in size with a double glazed rear window. The BATHROOM has a well appointed suite with a bath, contemporary wash basin, WC and separate fully tiled shower cubicle with full body shower, integrated ceiling lighting, tiled walls, tiled floor, a double glazed window and a chrome towel rail radiator together with electric under floor heating.

OUTSIDE

Tree Tops stands in a superb corner plot with a large, corner return frontage to Bridgnorth Road and Torvale Road with a large, shaped lawn, DRIVEWAY laid in brick paviours with a brick pave path leading to the front door. There is a DETACHED GARAGE with remote controlled electrically operated roller shutter door and a REAR GARDEN with shaped lawn, patio laid in brick paviours, further paved seating terrace to the rear corner and well stocked beds and borders.

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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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.



TREE TOPS

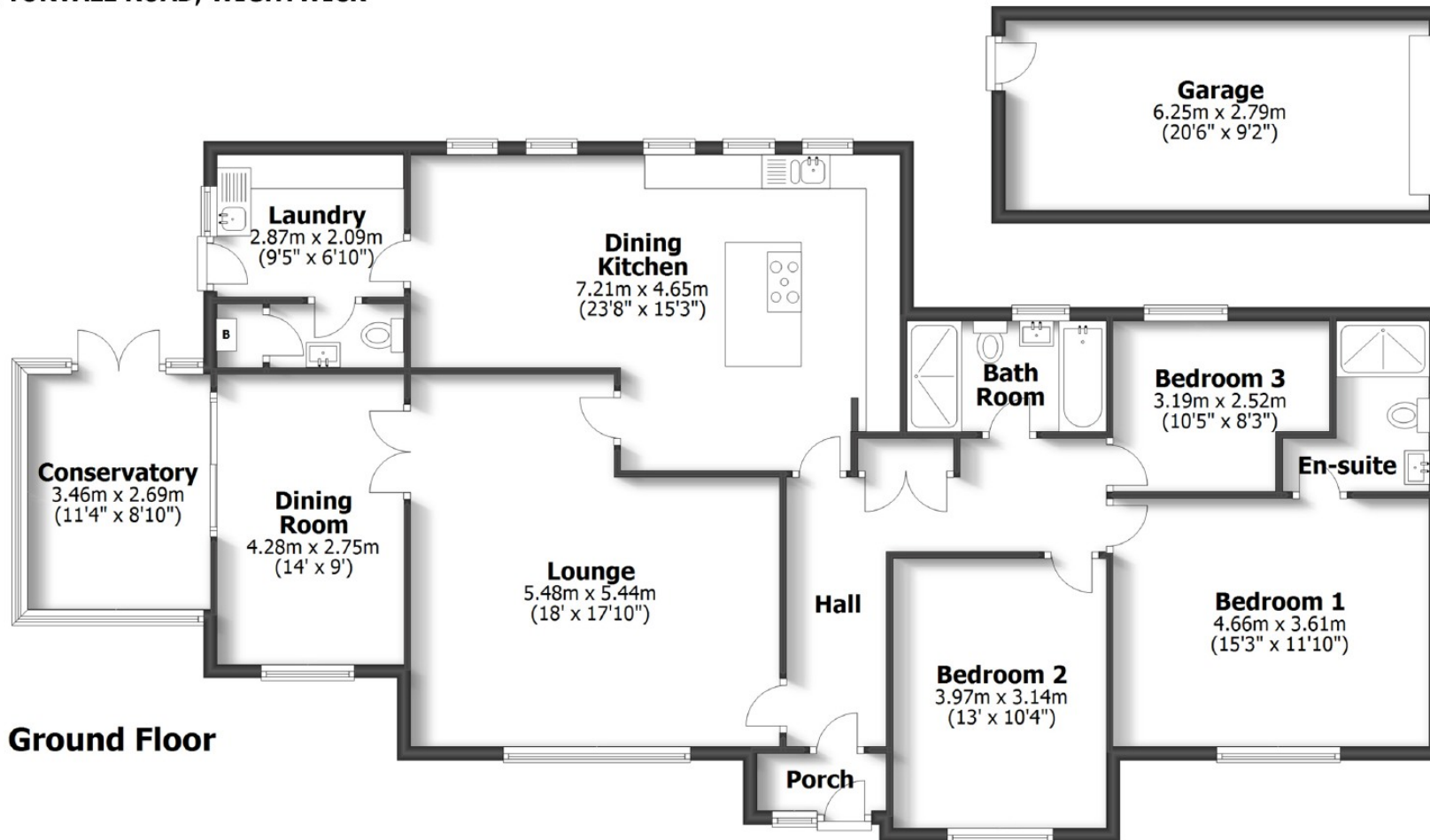
2 TORVALE ROAD, WIGHTWICK

BUNGALOW: 148.5sq.m. 1598sq.ft.

GARAGE: 17.5sq.m. 188sq.ft.

TOTAL: 166sq.m. 1786sq.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

