



1 Cranmere Avenue, Tettenhall, Wolverhampton, WV6 8TR

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A superbly situated detached bungalow, in a sought after address, which requires a comprehensive scheme of refurbishment throughout affording buyers the opportunity to finish the property to their own individual tastes, style and preferences.

LOCATION

The property stands on Cranmere Avenue just past its junction with Woodthorne Road in a highly regarded residential area. The wide ranging facilities of Tettenhall Village are nearby as are the picturesque open spaces of the Upper Green and Wolverhampton City Centre is within easy reach.

DESCRIPTION

The property comprises a well proportioned single storey residence and stands in a lovely plot with a delightful garden to the rear.

The property requires a comprehensive scheme of refurbishment and possible remodelling in order to realise its full potential. There is the possibility of extensions (subject to gaining all of the usual and necessary consents) and the nature of the completed project will more than justify the works required.

ACCOMMODATION

A glazed front door with windows to either side opens into the PORCH with a glazed door with matching side panels leading to the HALL with coved ceiling, wiring for wall lights, access to the roof space, linen cupboard and a walk in cloaks closet with hanging rail with shelf over and window to the front. The LOUNGE has a window to the front, tiled fireplace, coved ceiling, wiring for wall lights and glazed, sliding doors into the DINING ROOM with ceiling coving and double glazed patio doors into the rear garden. The KITCHEN has a basic range of Daintymaid wall and base mounted cupboards, a floor mounted Potterton gas fired central heating boiler, a window overlooking the rear garden and a shelved pantry. BEDROOM ONE is a good double room in size with a window to the front and built in wardrobes. BEDROOM TWO has built in wardrobes and a rear window and the BATHROOM has a basic suite with part

tiled walls, rear window, airing cupboard with hot water cylinder and there is a separate WC with window to the rear.

A part glazed and panelled door from the kitchen opens into the side veranda with a door into the GARAGE which has concrete floor, electric light and power and a side window. There is a LAUNDRY with plumbing for a washing machine, quarry tiled floor, sink unit and side window and a CLOAKROOM with a low level suite.

OUTSIDE

The bungalow stands behind a wide frontage with two shaped lawns either side of a path laid in brick paviours leading to the front door. There is a DRIVEWAY to the side laid in brick paviours providing off street parking and a pleasant GARDEN to the rear with a shaped lawn, paved patio and timber summer house.

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

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£325,000

EPC: F

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**1 CRANMERE AVENUE
TETTENHALL**

BUNGALOW: 109.5sq.m. 1179sq.ft.
GARAGE: 14.9sq.m. 160sq.ft.
TOTAL: 124.4sq.m. 1339sq.ft.

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



