



10 The Meadway,
Tettenhall,
Wolverhampton, WV6 8XH

BARTLAM'S

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10 The Meadway, Tettenhall, Wolverhampton, WV6 8XH

Tucked away in a pleasant cul-de-sac location within one of the city's most popular neighbourhoods, this smart modern-style detached residence provides extended accommodation with a neatly presented specification featuring an L-shaped Lounge and Dining Area, separate Sitting Room with patio doors opening onto the garden, Breakfast Kitchen with Utility Lobby and wc adjoining, ranges of fitted furniture in two of the three Bedrooms and a fully tiled Bathroom including both bath and separate shower cubicle.

A partial system of gas-fired central heating to radiators is complemented by double glazed windows in upvc replacement frames.

Price Guide: Offers Around £249,950

Ground Floor

Entrance Porch with double glazed door and windows.

Entrance Hall having central heating radiator.

Living Room 15'5" (max) x 20'5" (max) L-shaped providing **Lounge Area** 15'5" x 10'4" having stone feature fireplace with 'living flame' gas fire, double glazed window to front, open plan to **Dining Area** 10'0" x 10'4" having central heating radiator.

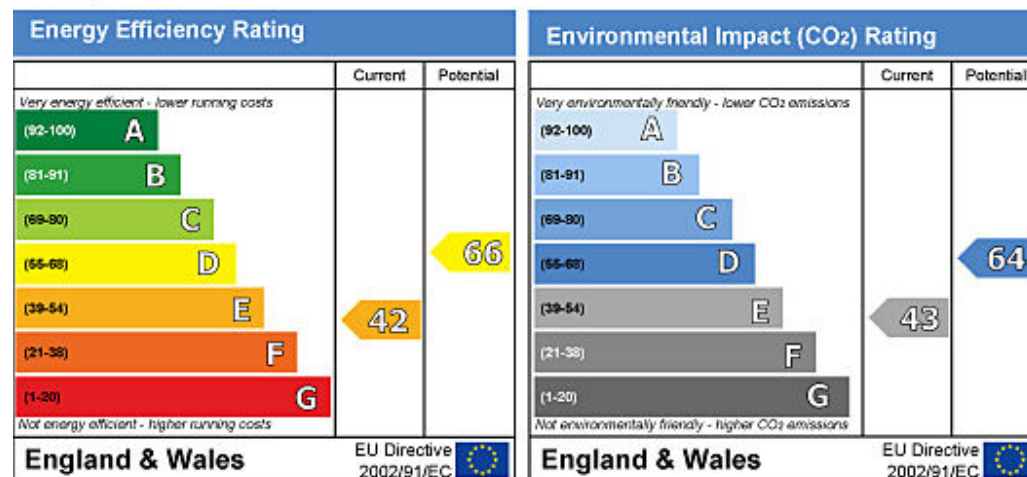
Sitting / Garden Room 8'10" x 10'4" having central heating radiator, double glazed window to side, double glazed patio doors opening onto rear garden.

Kitchen 10'7" x 10'3" (max) 8'4" (min) having ranges of floor based and wall mounted cupboards, laminated work surfaces with inset 1 ½ bowl sink unit, laminated breakfast bar. Integrated oven and four-ring hob with concealed extractor canopy. Plumbing for



Garage 16'6" x 8'5" having up and over door from front driveway, personnel door to rear lobby.

Gated side access to enclosed rear garden having extensive paved patio areas, flower beds in dwarf walling, lawn with surrounding shrub borders and rockery. Two sheds.



automatic washing machine.

Rear Lobby with door to garage, double glazed door to rear garden, utility / storage area, door to wc.

First Floor

Landing with double glazed window, central heating radiator.

Bedroom 1 12'1" x 11'4" (max) having excellent range of fitted furniture comprising wardrobes, dressing table, chest of drawers, bedside cabinets and display shelving. Double glazed window to front.

Bedroom 2 12'2" x 8'8" having fitted wardrobes, cupboards and chest of drawers. Double glazed window to rear.

Bedroom 3 9'0" x 7'2" (max) 4'9" (min) having cupboard housing Potterton gas-fired central heating boiler. Double glazed window to front.

Bathroom having modern-style suite comprising panelled bath, separate shower cubicle, pedestal hand basin and low flush wc. Tiled walls. Inset ceiling downlighters. Central heating radiator. Double glazed window.

Outside

Lawned foregarden with driveway parking facility.

FIXTURES AND FITTINGS: Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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