



10 Rivendell Gardens,
Tettenhall,
Wolverhampton,
WV6 8SY

nick tart

Key Features

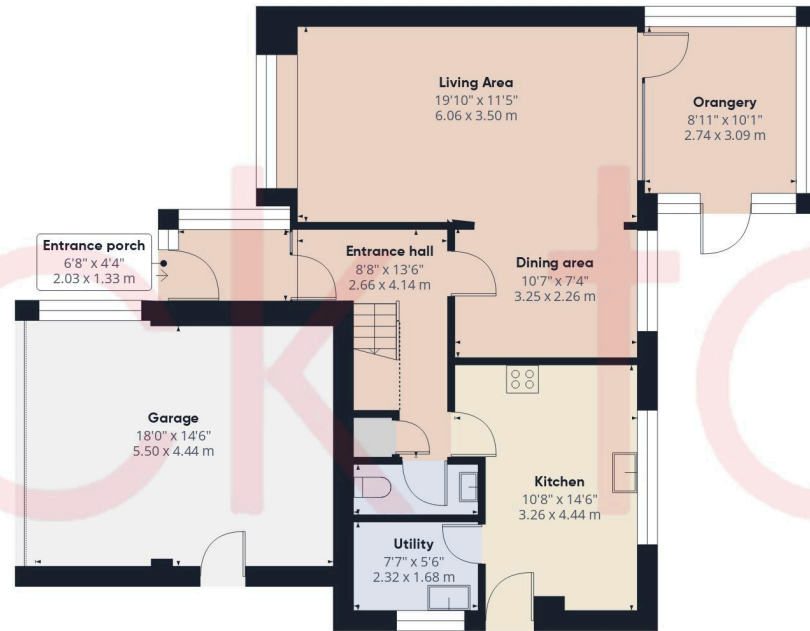
- Premium detached home
- Desired schools surrounding
- Convenient to Tettenhall Green
- Downstairs WC
- Garage
- House bathroom
- En-suite to master
- Orangery
- Ample driveway
- Private rear garden

Contact Us

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Ground Floor

Approximate total area⁽¹⁾

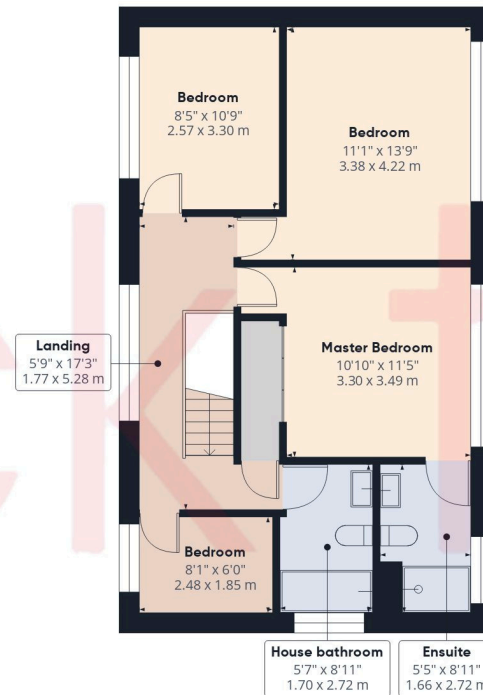
1674 ft²

155.5 m²

Reduced headroom

13 ft²

1.2 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

Entrance porch which has floor to ceiling UPVC double glazed windows and door with a tiled floor.

Entrance hall which has a staircase rising to the first floor, understairs storage cupboard, radiator and **downstairs WC** with a pedestal wash hand basin.

Kitchen which enjoys a matching range of wall and base level units in a contemporary design with work surfaces over, integrated fridge and freezer, integrated dishwasher, wine cooler, built in electric oven and hob with extractor fan over, built in *Lamona* microwave, 1 ½ bowl sink unit with mixer tap, inset spot lighting, UPVC door that leads outside, UPVC double glazed windows to the rear, radiator, wood effect tiled flooring and an internal door leads to the...

Utility which houses a wall mounted gas combination boiler, plumbing for washing machine, space for dryer, work surface with storage under and sink unit over, tiled wood effect flooring, inset spot lighting, radiator and single glazed hard wood window with obscure glass to the side.

Living and Dining areas enjoy a feature fireplace, radiator x3, UPVC double glazed windows to the fore, UPVC double glazed windows to the rear and a single glazed internal timber framed door to the...

Orangery which is of brick and UPVC construction and enjoys the benefit of power and light points as well as a stunning sky lantern.



Outside

To the rear of the property is a paved patio area, a lawn surrounded by pleasant flower and shrub borders and gated access to the fore.

To the front of the property is a **driveway** that allows off road parking and a **garage** that opens via an electric up & over door and enjoys the benefit of power and light points.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

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First Floor

'U' shaped **Landing** which has a large hatch to roof space, UPVC double glazed windows to the fore, a radiator, storage cupboard and doors to the...

House bathroom which has a suite comprising of panel bath with electric *Bristan* shower unit over, WC, wash hand basin with waterfall mixer tap and vanity unit under, tiled flooring, fully tiled walls, heated towel rail, inset spot lighting and UPVC double glazed windows with obscure glass to the side.

Bedroom which has a radiator and UPVC double glazed windows to the fore.

Bedroom which has a radiator and UPVC double glazed windows to the fore.

Bedroom which had a radiator and UPVC double glazed windows to the rear.

Master bedroom which has a radiator, fitted wardrobes, UPVC double glazed windows to the rear and an internal door to the...

Ensuite which has a walk in shower, WC, wash hand basin with mixer tap and vanity unit under, heated towel rail, tiled flooring, fully tiled walls, inset spot lighting and UPVC double glazed windows with obscure glass to the rear.



EPC: D63

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band F (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



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