



Bartlams.

24 Birchfield Avenue, Tettenhall - WV6 8TG
£599,950



24 Birchfield Avenue

Tettenhall, Wolverhampton

Occupying a pleasant position at the end of a quiet and consistently popular Tettenhall cul-de-sac, this deceptively spacious and extensively modernised 4/5 bedroom family home offers generous, well-balanced accommodation finished to an outstanding standard throughout. Local shops, schools and amenities are all within comfortable walking distance, making this an ideal long-term family home.

The property has been significantly improved and reconfigured by the current owners, most notably with the addition of a substantial rear family room/orangery, seamlessly incorporating the newly installed kitchen to create an impressive open-plan living space, perfectly suited to modern family life and entertaining. The kitchen is finished in a stylish graphite/grey design with quartz worktops and high-specification hob and ovens, providing excellent storage and workspace. Underfloor heating runs throughout the extension in the family room/kitchen, creating a comfortable and welcoming environment.

A welcoming porch opens into a wonderfully light entrance hall, leading into the large through lounge, which features engineered oak flooring flowing seamlessly through into the kitchen/family room area, unifying the main living spaces and adding a contemporary, open feel. The hallway rises to a bright galleried landing, enhancing the sense of space and natural light.



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The lounge provides an excellent main reception room, ideal for both relaxing and hosting, while to the rear the stunning open-plan family room and kitchen form the heart of the home.

Also on the ground floor is a versatile study or fifth bedroom, along with a further bedroom with ample storage space, and a modern shower room, making this level particularly adaptable for guests, home working, or multi-generational living.

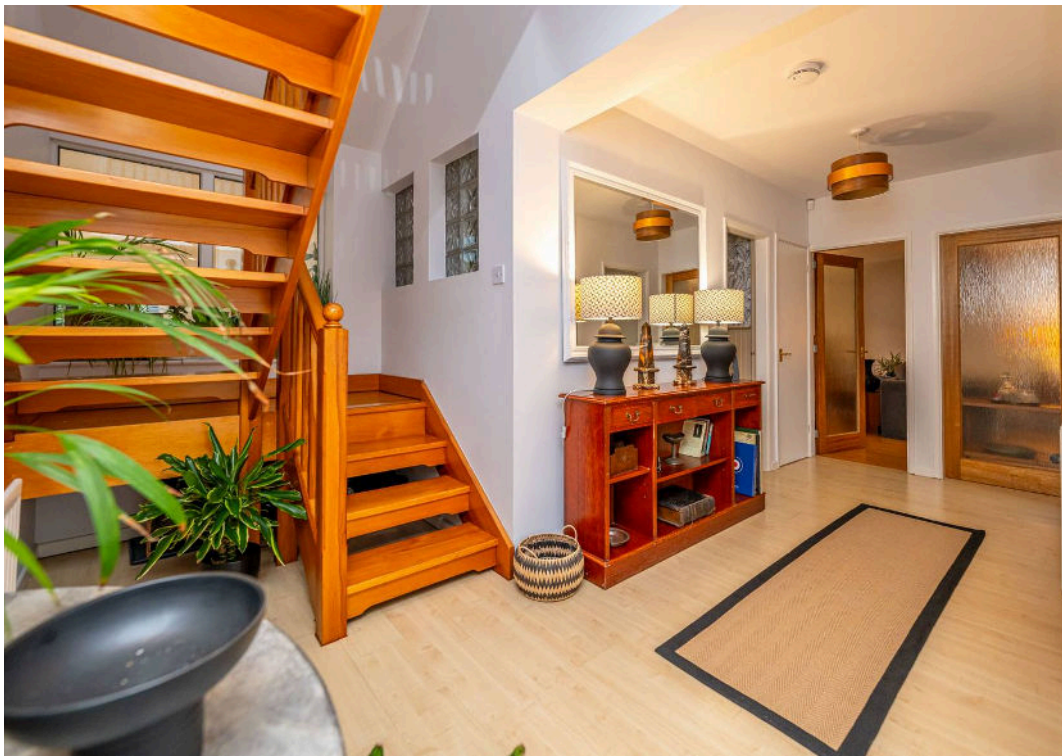
To the first floor, the accommodation continues to impress with three well-proportioned double bedrooms. The principal bedroom benefits from a smart en suite shower room, while a further contemporary family shower room serves the remaining bedrooms. All rooms are presented to a high standard, continuing the property's bright and airy feel.

Externally, the house occupies a generous plot with lawned rear gardens and patio areas, offering plenty of space for families and outdoor entertaining. To the front, there is driveway parking leading to a garage with electric up-and-over door, power and lighting. Additional practical benefits include full gas central heating via a system boiler with unvented hot water cylinder, and underfloor heating to the rear family room/orangery and en suite.

Overall, this is a superbly presented and thoughtfully upgraded family home in one of Tettenhall's most sought-after residential locations, combining space, style and convenience

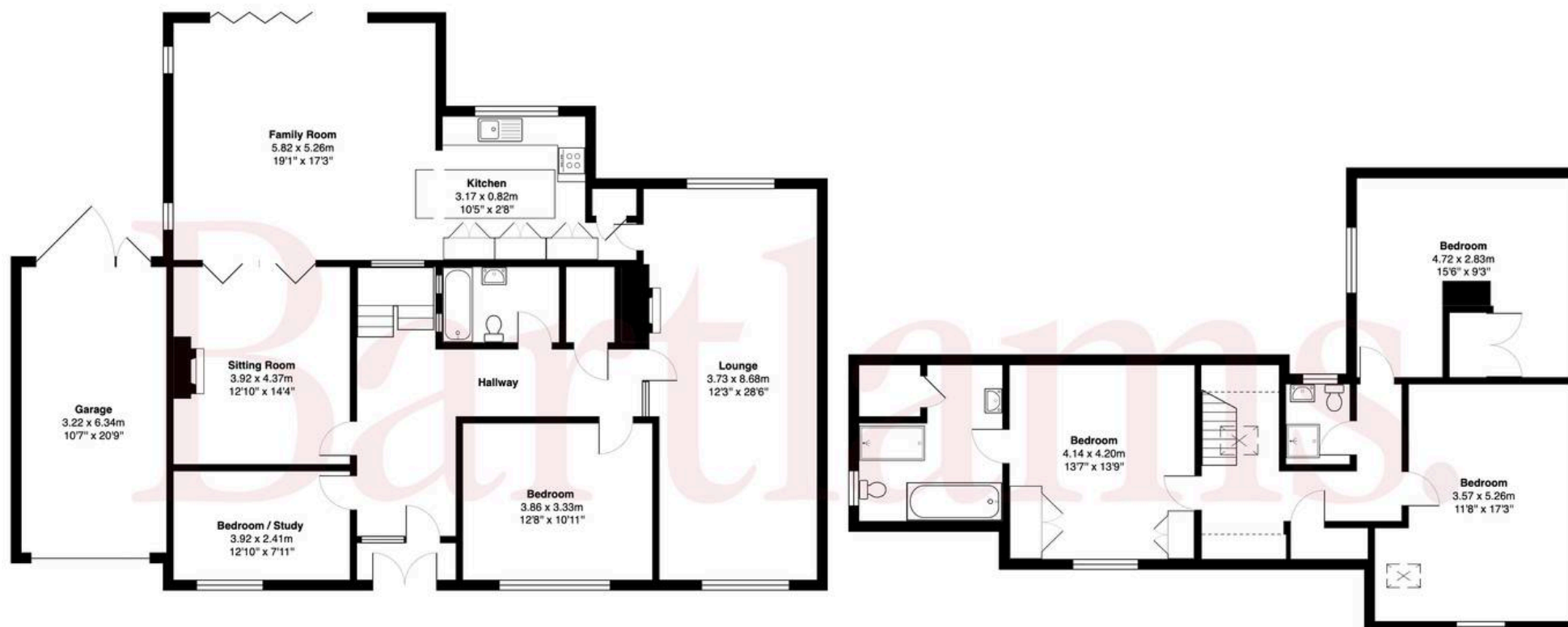
- DECEPTIVELY SPACIOUS AND HIGHLY MODERNISED 4-5 BEDROOM FAMILY HOME ●
- QUIET TETTENHALL CUL-DE-SAC WITH LOCAL











Total Area: 262.3 m² ... 2823 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

Bartlams Tettenhall

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