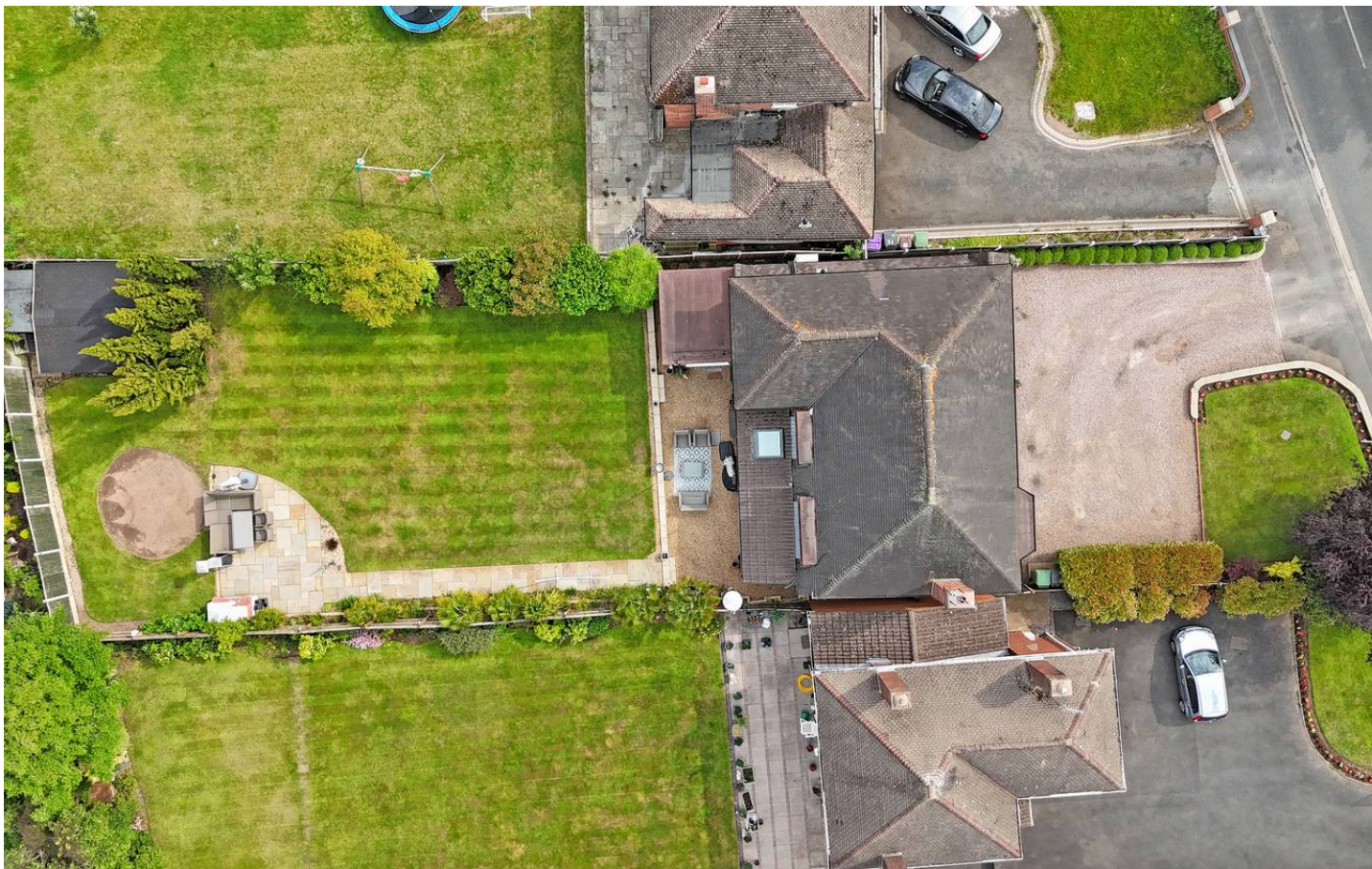




Bartlams.

73 Yew Tree Lane, Tettenhall - WV6 8UQ

Offers Over £750,000



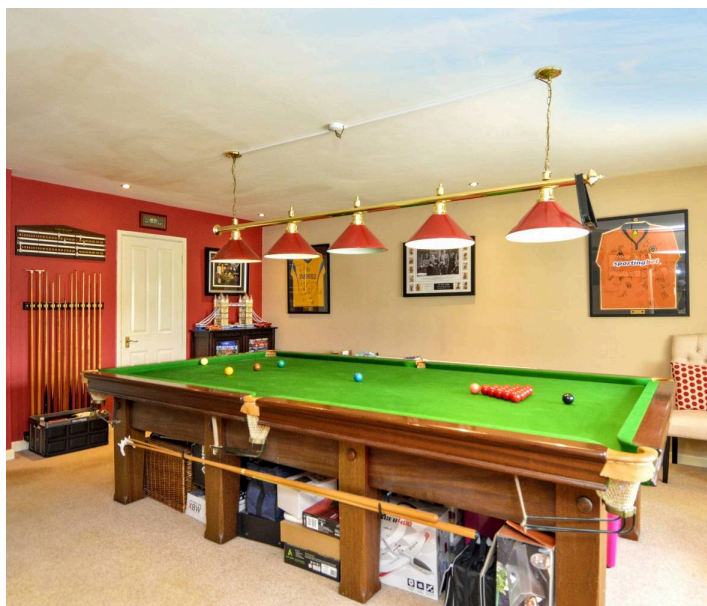
73 Yew Tree Lane

Tettenhall, Wolverhampton

Bartlams Estate Agents in Tettenhall are proud to present this substantial and beautifully maintained five bedroom detached family home, set on the ever popular Yew Tree Lane in Wolverhampton. Tucked away from the road, the property stands behind a generous gravel driveway, offering ample off road parking and an attractive, mature frontage that sets the tone for the spacious and versatile accommodation within.

Upon entry, a porch opens into a wide and welcoming hallway with useful under stairs storage and stairs rising to the first floor. The home has been significantly extended and thoughtfully configured to suit modern family life, offering a flexible layout with multiple reception areas and a high standard of finish throughout.

To the front, the garage has been converted into a spacious reception room, currently used as a snooker/playroom, featuring a large front facing window and access to a deep storage cupboard. A secondary hallway leads to a well appointed utility area, a modern downstairs WC, and a further reception room currently used as a cinema room, complete with both a rear facing window and French doors opening onto the expansive rear garden.



B.

73 Yew Tree Lane

Tettenhall, Wolverhampton

At the heart of the home lies a stunning open plan kitchen/diner. This modern space is fitted with a comprehensive range of cupboards, integrated appliances, a breakfast bar, and a large electric skylight that bathes the area in natural light. A rear facing dining area offers garden views and is ideal for family meals and entertaining.

Double doors lead into a formal dining room, benefiting from dual aspect windows and further French doors to the garden. This room connects to the front lounge, an elegant bay fronted space featuring a feature fireplace and coved ceiling, creating a warm and inviting atmosphere.

Upstairs, a spacious landing gives access to five generous bedrooms. The principal bedroom to the rear enjoys garden views, fitted wardrobes, an air conditioning unit, and a sleek modern en suite shower room. Bedroom two is a particularly spacious double with a front facing bay window, fitted wardrobes, and its own air conditioning. Bedrooms three and four also feature fitted wardrobes and air conditioning units, while bedroom five, currently used as a home office, has a front facing window and built in workspace.



B.



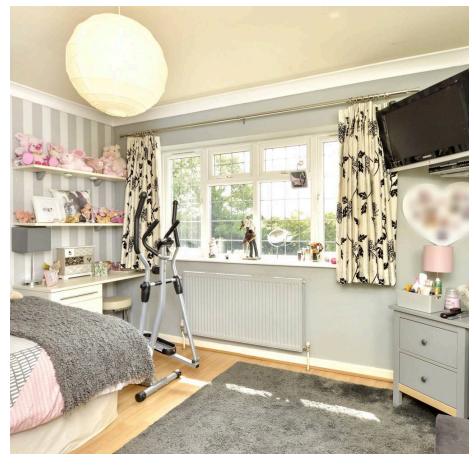
73 Yew Tree Lane

Tettenhall, Wolverhampton

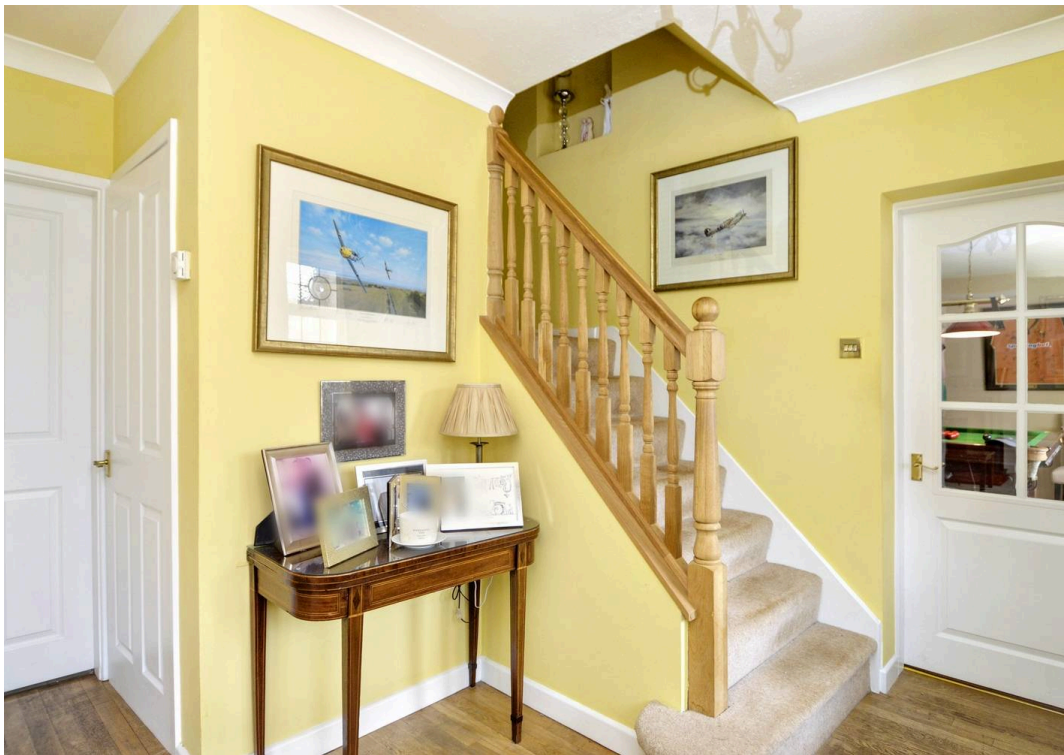
The main family bathroom sits to the rear and is fitted with a modern suite including a shower, bath, vanity unit with sink, WC, and a frosted window for privacy. Additional features include tiled flooring, chrome fittings, underfloor heating, and a ladder style towel radiator.

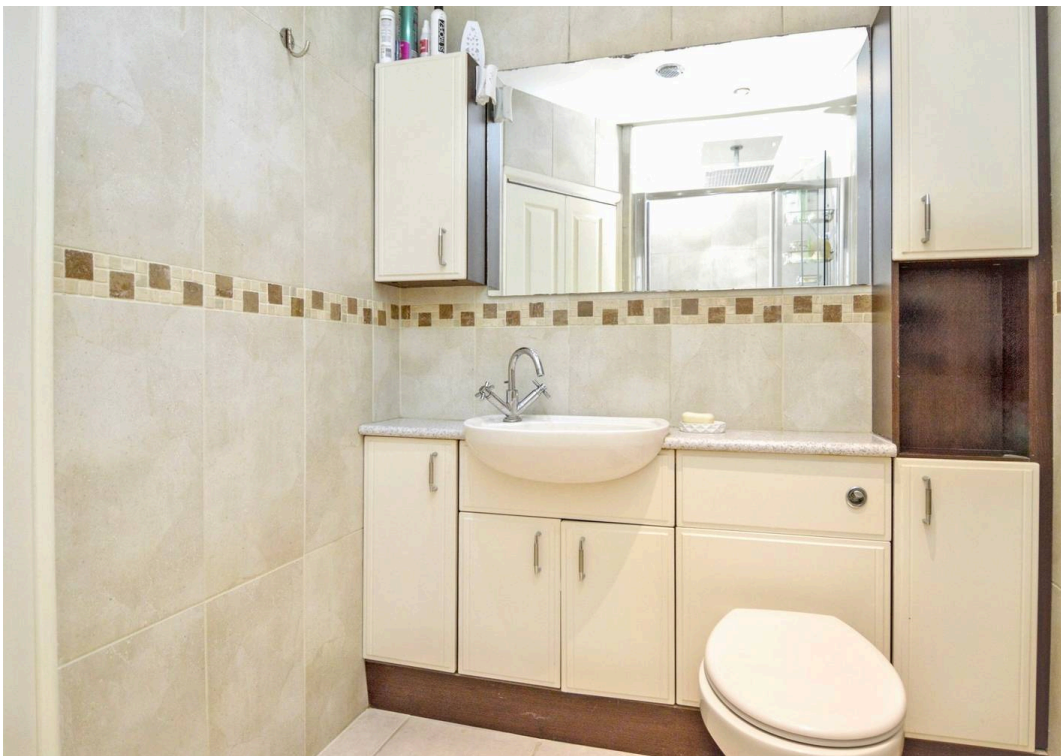
Externally, the rear garden is a standout feature, offering a large lawned area, a patio dining space, and a second, separate patio complete with an outdoor kitchen and barbecue area, perfect for summer entertaining and family gatherings. The outdoor space is substantial and private, providing a tranquil retreat that must be seen to be fully appreciated.

- SUBSTANTIAL FIVE-BEDROOM DETACHED HOME
- PRIVATE DRIVEWAY AND ATTRACTIVE FRONTAGE
- MULTIPLE RECEPTION ROOMS INCLUDING CINEMA AND SNOOKER/PLAYROOM
- SPACIOUS REAR GARDEN WITH TWO PATIO AREAS AND OUTDOOR KITCHEN
- MODERN FAMILY BATHROOM AND EN SUITE TO MAIN BEDROOM
- BAY-FRONTED LOUNGE WITH FIREPLACE
- IDEAL FOR GROWING FAMILIES OR MULTI-GENERATIONAL LIVING
- SOUGHT-AFTER LOCATION ON YEW TREE LANE, WOLVERHAMPTON



B.











Approx Gross Internal Area
214 sq m / 2306 sq ft



Ground Floor
Approx 127 sq m / 1368 sq ft

First Floor
Approx 87 sq m / 938 sq ft

Bartlams Tettenhall

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