



Connells

Woodthorne Grange Woodthorne Road
Tettenhall Wolverhampton

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for sale offers over
£175,000



Property Description

Connells Wolverhampton are offering for sale a charming and unique town house property part of a converted period building situated in a sought after allocation.

Externally the property has secure gated rear garden entry. Internally there is an entrance hall, ground floor wc, large open plan lounge kitchen with french doors leading to the rear communal garden area. The first floor has a large double bedroom and fitted family bathroom.

The Location & Area

Situated in the beautiful area of Tettenhall with a wonderful array of local shopping at the nearby Tettenhall village area. There are also a selection of popular schools nearby. Wolverhampton City centre, Perton, Codsall, Albrighton and Shifnal are all within easy reach.

Entrance Hall

Having a door to front access, door leading to lounge kitchen & ground floor wc, stairs to first floor landing, fitted alarm system and smoke alarm.

Ground Floor Wc

Low flush toilet, wall mounted wash basin, coved ceiling, door leading to hall, central heating radiator, extractor fan.

Lounge Kitchen

23' 6" max narrowing to 14' 7" min x 15' 9" (7.16m max narrowing to 4.45m min x 4.80m)

Two double glazed sash windows to front, double glazed french doors leading to the rear communal garden area, two central heating radiators, door to hall, telephone point and TV aerial point.



First Floor Landing

Having a double glazed sash window to side, central heating radiator, coved ceiling, smoke alarm, spotlights, doors to various rooms.

Bedroom

15' 9" into wardrobes x 13' 9" (4.80m into wardrobes x 4.19m)
Double glazed sash window to front and rear, two central heating radiators, coved ceiling, loft access, door to landing.

Bathroom

Double glazed sash window to rear, airing cupboard housing Worcester Bosch boiler, fitted suite with a pedestal wash basin, low flush toilet, panelled bath with fitted shower and screen, heated towel rail, extractor fan, spotlights to ceiling and coved ceiling.

Gardens & Parking

Communal secure courtyard area with garden area and communal parking area.



To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WVH314679

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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