



Connells

Woodthorne Grange Woodthorne Road
Tettenhall Wolverhampton



Main Description

Connells Wolverhampton are offering for sale an opportunity to purchase a unique town house property being part of converted period building situated in the ever sought after location of Tettenhall.

Externally this property has secured gated right of way entry with a communal courtyard area and communal off road parking. Internally there is an entrance hall, ground floor wc, generous lounge and adjoining kitchen area. The first floor has a selection of two bedrooms

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 rear access, central heating radiator, stairs to landing, doors to various rooms, coved ceiling and spotlights to ceiling.

Ground Floor Guest Wc

Double glazed sash window, low flush toilet, wall mounted wash basin, door leading to hall, central heating radiator, extractor fan.

Lounge

14' 6" x 15' 8" into bay (4.42m x 4.78m into bay)

Double glazed bay window to side, double glazed sash window to front, central heating radiator, living flame gas fire, central heating radiator, coved ceiling.

Kitchen

9' 4" x 9' 3" (2.84m x 2.82m)

Double glazed sash window to front, a selection of fitted wall and base units with roll top work surfaces, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, gas hob with electric oven and extractor, part tiled walls, central heating radiator, spotlights to ceiling, coved ceiling.

First Floor Landing

Having loft access, double glazed sash window to side, spotlights to ceiling, doors to various rooms and central heating radiator.

Bedroom One

15' 8" x 14' 5" (4.78m x 4.39m)

Double glazed sash window to front and side, two central heating radiators, coved ceiling, door to landing.

Bedroom Two

9' 4" x 7' (2.84m x 2.13m)

Double glazed sash window to front central heating radiator, coved ceiling, door to landing.

Bathroom

Having a panelled bath with fitted shower and screen, pedestal wash basin, low flush toilet, double glazed sash window to rear, part tiled walls, heated towel rail.

Gardens & Parking

Having gated secured access with a communal courtyard and communal parking to front and rear

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online [connells.co.uk/Property/ref-WVH314691](https://www.connells.co.uk/Property/ref-WVH314691)



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.