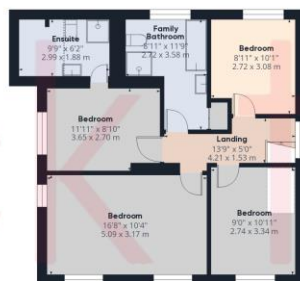




Redhouse Road, Tettenhall, Wolverhampton, WV6



Ground Floor



Floor 1



Approximate total area[®]

1863.65 ft²

173.14 m²

Reduced headroom

27.77 ft²

2.58 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

QIRAFFE360



Set back from the road and well screened behind a lovely mature beech hedge this deceptive and versatile detached family home enjoys an appealing Georgian style facade and provides a practical layout of living accommodation which in our opinion would directly appeal to those discerning buyers looking to acquire a property that they can re-style to their own requirements whilst complimenting the interior to include modern fittings and appointments throughout.

- Entrance hall with fitted cloak room
- L shaped lounge with feature fireplace
- Separate sitting room and dining area
- Breakfast kitchen and separate utility
- A choice of four first floor bedrooms with ensuite
- Family bathroom
- Off road parking
- Attached double width garage with electric door
- Mature front and rear gardens
- No onward chain

The property itself is situated in a much sought after location on the fringe of Tettenhall village with its excellent range of local shops, and cafes together with an excellent choice of schools and public transport services close by.

The gas centrally heated and double-glazed interior further comprises...

Ground floor

Entrance hall with underfloor heating, tiled floor, understairs cupboard a double-door cloaks cupboard and a further storage cupboard, cornice ceiling and ceiling rose.

Fitted cloak room with close coupled WC, vanity unit and dado rail.

L shaped lounge which has a feature fireplace having living flame gas coal effect fire and matching hearth, coved ceiling, three double-glazed Georgian style Velux windows, radiator and ornate arch way.

Separate sitting room/dining room which has a feature fireplace with marble inset and matching hearth, triple sliding patio doors, coved ceiling, wall light points and recessed spotlights.

Breakfast kitchen which has a matching suite of units with a single drainer enamel sink unit with a range of cupboards with matching worktops incorporating split level induction hob with an extractor fan over, a double oven with a microwave, integrated fridge, a radiator, a range of wall cabinets, a double-glazed window, laminate flooring and recessed spotlights.

Separate utility which has a stainless-steel single drainer sink unit with a range of cupboards and matching worktops incorporating plumbing for automatic washing machine and dishwasher, a wall mounted Worcester Bosch gas central heating boiler, laminate flooring and a double-glazed door leading to the front elevation.

There is also access from the kitchen into a double-width garage with an electric up and over door and door into the rear garden. Stairs lead from the entrance hall to the...

First floor

Landing which has a Georgian style double-glazed sash window and leads to...

Bedroom one which has coved ceiling and a Georgian style double-glazed sash window.

Ensuite shower room which has a separate shower cubicle, pedestal wash hand basin, close coupled WC and Velux window.

Bedroom two which has a Georgian style double-glazed sash window, coved ceiling and radiator.

Bedroom three which has a double-glazed window, a radiator and coved ceiling.

Bedroom four which has Georgian style double-glazed double-aspect sash windows, coved ceiling, a radiator and fitted wardrobes.

Family bathroom which has fully tiled walls, a cast iron tiled bath, a separate shower cubicle, additional fitted units providing storage, a low flush WC, radiator with heated towel rail over, a double-glazed window and a linen cupboard.

Outside

The property is approached via a single driveway with a separate pathway to the front and opens to further parking and an attached **double width garage** with an electric up and over door.

There is a side access leading to the rear garden which is both private and mature with a patio and a pergola terrace, further rear seating, a greenhouse/potting shed and an abundance of mature shrubs and trees all together creating a most pleasant setting.

EPC - D63

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

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

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.



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.

