



77 CORNWALL ROAD, TETTENHALL
WOLVERHAMPTON, WV6 8UY

OFFERS IN THE REGION OF £240,000
FREEHOLD

NO CHAIN - Extended end of terrace in a pleasant cul-de-sac location which is within easy reach of popular Tettenhall village and public transport into the city centre.

The Impressive ground floor accommodation includes a spacious living room, sitting room, dining kitchen, guest w.c. and a large conservatory overlooking the lawned garden. To the first floor are three generous bedrooms and a shower room.



SANDERS WRIGHT & FREEMAN

77 CORNWALL ROAD

- EXTENDED ACCOMMODATION • DINING KITCHEN • LARGE CONSERVATORY • GROUND FLOOR W.C. • LIVING ROOM • SITTING ROOM • THREE BEDROOMS • PLEASANT GARDEN AND COURTYARD • CONVENIENT FOR TETTENHALL VILLAGE



ENTRANCE PORCH

HALLWAY

Radiator, staircase to the first floor landing.

GUEST W.C.

Double glazed obscure window to the front, radiator, low level w.c. and wash hand basin.

LIVING ROOM

15'5" x 12'6"

Double glazed window to the front, radiator, feature fireplace and doorway to the sitting room.

SITTING ROOM

12'6" x 8'2"

Double glazed window to the rear, radiator, doorway to the conservatory

CONSERVATORY

18'6" max 11'10" min x 12'4" max 6'2" min

Double glazing to the side and rear, double glazed doors to the rear garden, two radiators, laminate flooring.

DINING KITCHEN

KITCHEN AREA

12'3" x 10'11"

Part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above, incorporating a stainless steel sink with drainer unit and mixer tap, opening through to dining area.

DINING AREA

11'2" x 8'1"

Double glazed window and door to the rear and radiator.

FIRST FLOOR LANDING

BEDROOM ONE

10'11" x 10'3"

Double glazed window to the front and radiator.

BEDROOM TWO

Double glazed window to the front and radiator.

BEDROOM THREE

9'6" x 7'0"

Double glazed window to the rear and radiator.

SHOWER ROOM

Double glazed obscure window to the rear, radiator, suite comprising close coupled w.c. sink with vanity unit and shower enclosure.

GARDEN

The property has a paved courtyard with access to an out house and a pleasant lawned garden with raised borders.

PARKING

There is no allocated parking for the property.

TENURE

The property is Freehold

COUNCIL TAX

Wolverhampton City Council - Tax Band B

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

OTHER INFORMATION

The agent understands that the seller is awaiting the Grant Of Probate

77 CORNWALL ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements