



85 Lower Street £1,895pcm

Wolverhampton, West Midlands, WV6 9LN

**SPENCER
JAKEMAN**

85 Lower Street Wolverhampton, West Midlands, WV6 9LN

- A substantial four bedroom family residence boasting well proportioned room sizes throughout
- Located in this popular and sought after locality within easy walking distance to Tettenhall Village and Claregate park
- Refitted contemporary kitchen with useful utility
- Refitted family bathroom with modern tiling and high quality fittings
- Four sizeable bedrooms
- Driveway parking and garage

An impressive semi detached house with a handsome, gabled elevation of much stature. The house benefits from well proportioned rooms to both ground and first floors with some lovely original detailing now combined with modern décor throughout. An enclosed porch with quarry tiled floor has a glazed and leaded front door with coloured inserts and co-ordinating windows to either side opening into the hall with oak strip flooring, plaque rail and a useful cloaks and storage cupboard together with a further storage cupboard under the stairs. There is a bay fronted living room with a walk in double glazed and leaded bay window to the front elevation, oak flooring, cast iron Aga log burning stove with original display cabinet and cupboard to one side, picture rail and ceiling coving. A sitting/dining room has double glazed French doors and windows to the rear garden, a living flame gas fire standing within a formal surround, beamed and rafted ceiling, plaque rail and wiring for wall lights.





The breakfast/kitchen has a comprehensive range of modern units and integral appliances, three double glazed windows to the side, tiled floor and a door to the laundry with plumbing for washing machine and stainless steel sink, double glazed rear door and window and a door to the cloakroom with a white suite and double glazed window to the rear. Stairs from the hall rise to the LANDING with a fitted linen cupboard. The principle bedroom has a walk in double glazed and leaded bay window to the front, a wide bank of fitted wardrobes with cupboards above and a picture rail together with wiring for wall lights. There are three further good sized bedrooms all with picture rails and one with a built in wardrobe with cupboards below and above, a well appointed refitted family bathroom with a recently refitted shower cubicle, curved bath, fully tiled walls, wall hung wash hand basin, modern towel radiator and double glazed side window. Outside the house stands in a pleasantly elevated position being set back from Lower Street behind a front lawn with old stone retaining wall and a driveway providing off street parking. There is a pleasant rear garden which is principally laid to lawn with stocked and matured beds and borders, paved patio and a paved path leading to the end of the garden with gated access to further parking and detached garage.

Location

The house stands in a sought-after address within walking distance of the local facilities available at the Newbridge shopping parade and Claregate together with the picturesque open spaces of the Lower Green and the Claregate playing fields. The further amenities afforded by the fashionable Tettenhall Village are within easy reach and there is convenient travelling to the City Centre itself. The area is well served by schooling in both sectors.





Entrance Hallway

Lounge 14' 1" x 13' 11" (4.29m x 4.25m)

Kitchen/Breakfast Room 15' 0" x 10' 2" (4.57m x 3.11m)

Utility/laundry room

Cloakroom

Dining Room 13' 0" x 11' 6" (3.97m x 3.50m)

Stairs rising from hallway to first floor landing

Bedroom One 14' 8" x 14' 1" (4.46m x 4.29m)

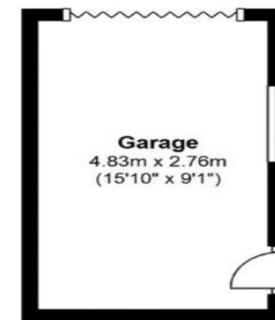
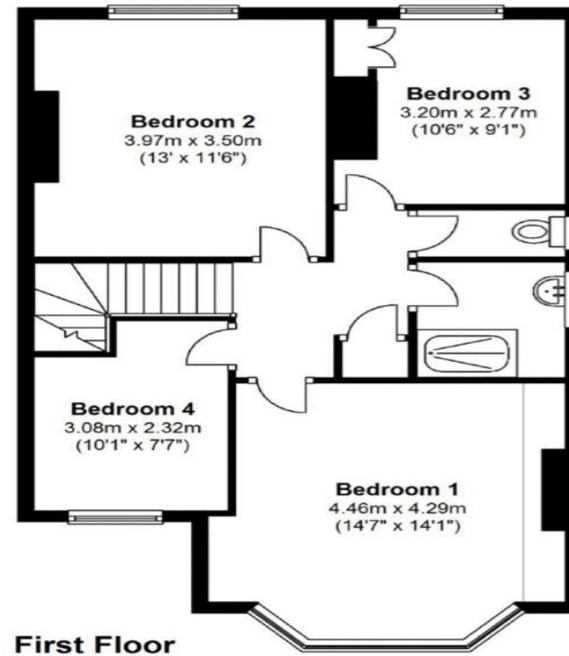
Bedroom Two 13' 0" x 11' 6" (3.97m x 3.50m)

Bedroom Three 10' 6" x 9' 1" (3.20m x 2.77m)

Bedroom Four 10' 1" x 10' 7" (3.08m x 3.22m)

Family Bathroom

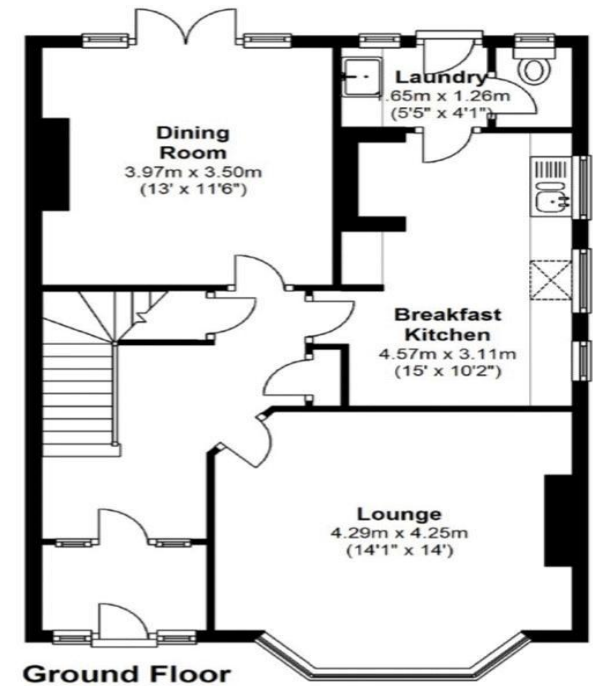
Garage 15' 10" x 9' 1" (4.83m x 2.76m)



85 LOWER STREET TETENHALL

Approx Overall Floor Area
124.2sq.m 1336sq.ft.
(excluding garage)

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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