



116 Woodthorne Road South, Tettenhall, Wolverhampton, WV6 8SW

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An outstanding, detached property offering extended accommodation of some note in a sought after Tettenhall location

## LOCATION

Woodthorne Road South is a highly regarded residential address which lies within easy reach of the wide ranging facilities available within Tettenhall Village centre itself with the picturesque open spaces of the Upper Green being nearby. The area is well served by schooling in both sectors and there is easy access to the city centre with regular bus services running along Yew Tree Lane.

## DESCRIPTION

116 Woodthorne Road South is a substantial family home which has been skilfully extended to provide accommodation of much note. The property now benefits from two good reception rooms together with a large dining kitchen to the ground floor allied with five bedrooms and two bath / shower rooms to the upper floor.

The property has been finished to a good standard and benefits from appointments of quality throughout including excellent kitchen and bathroom suites, double glazed windows and gas fired central heating.

## ACCOMMODATION

A composite front door with double glazed windows to either side opens into the HALL which is a superb entrance to the property with gloss floor tiling and a GUEST CLOAKS AND SHOWER ROOM which is fitted out in a wet room style with a shower with waterfall head and separate hose, WC and wall hung vanity unit with wash basin, tiled floor and walls, a double glazed window and a chrome towel rail radiator. The LOUNGE is a good size room with a double glazed window to the front, wiring for a wall mounted TV, ceiling cornice and glazed double doors to the hall. There is a SITTING ROOM with a double glazed window to the front and a glazed door to the hall and the DINING KITCHEN is the focal point of the ground floor with a comprehensive range of wall and base mounted gloss fronted modern

units, a five ring stainless steel gas hob with extraction chimney above, a built in electric oven, a built in microwave, gloss floor tiling, ample space for informal dining double glazed windows and bifold doors to the rear garden, integrated ceiling lighting, a double glazed side door and a laundry cupboard with plumbing for a washing machine.

A staircase with turn balustrading rises from the hall to the part galleried landing with access to the roof space. The PRINCIPAL SUITE has a large double bedroom with a double glazed window to the front and an EN-SUITE shower room with a well appointed suite with a shower with waterfall head and separate hose, WC and wall hung vanity unit with wash basin, tiled floor and walls, integrated ceiling lighting and a double glazed window. BEDROOM TWO is a good double room in size with a double glazed window to the rear, a range of fitted furniture including wardrobes and knee hole dressing table with drawers to one side. BEDROOM THREE is a double room in size with a double glazed window to the front. BEDROOM FOUR has a double glazed window to the front and BEDROOM FIVE has a double glazed rear window.

## OUTSIDE

116 Woodthorne Road South stands in an excellent plot with an impressive frontage with front lawn with stocked bed and rockery garden, a DRIVEWAY laid in brick paviours providing ample off street parking and there is a charming GARDEN to the rear with a timber decked terrace to the rear of the property, stocked and matured beds and borders, a shaped rear lawn and a brick built garden store.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND E - Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

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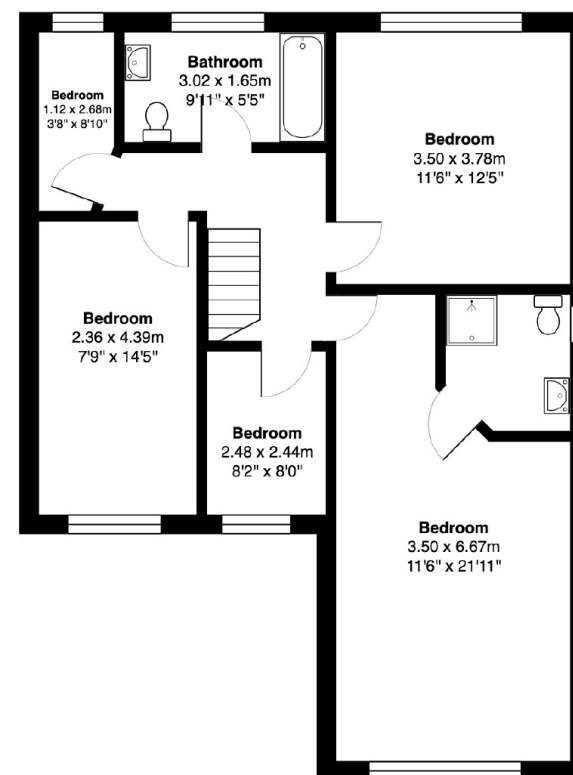
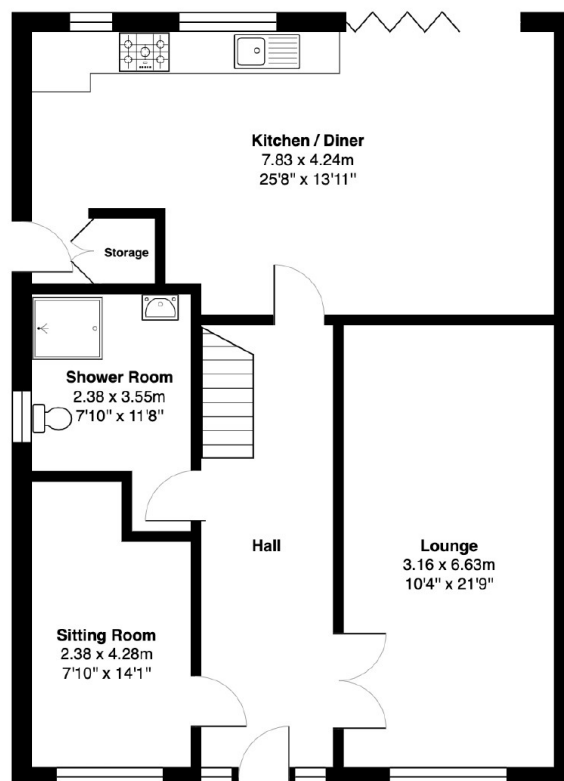
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EPC: D

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Total Area: 157.0 m<sup>2</sup> ... 1689 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE

