



89 Redhouse Road, Tettenhall, Wolverhampton, WV6 8XQ

BERRIMAN  
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# 89 Redhouse Road, Tettenhall, Wolverhampton, WV6 8XQ

A detached family residence providing extended living accommodation within a sought after area.

## LOCATION

Redhouse Road runs between Wrottesley Road and Woodthorne Road South in an established residential district and lies within easy reach of the wide-ranging local amenities available within the fashionable Tettenhall Village and there is easy access to more extensive amenities afforded by the City Centre itself. Furthermore, the area is particularly well served by schooling of high repute in both sectors.

## DESCRIPTION

A substantial family home, providing modern living accommodation over both ground and first floors. The property has been extended to the front and rear and comprises a lounge, open plan living, dining, kitchen, a laundry and guest cloakroom to the ground floor and three bedrooms, ensuite, family bathroom and a dressing room to the first floor. The property is tastefully appointed throughout and benefits from off street parking, an enclosed landscaped rear garden, gas radiator central heating and underfloor heating.

## ACCOMMODATION

A composite door opens into the PORCH having tiled flooring, double glazed windows and a further composite door to the RECEPTION HALL with tiled flooring, coved ceiling and an understairs storage cupboard. The LOUNGE has double glazed windows to the front, coved ceiling with feature lighting and bifold doors into the L-shaped LIVING KITCHEN comprising a comprehensive range of wall and base units with fitted marble work surface and a coordinating centre island with breakfast bar, there is a range of integrated appliances including Neff induction hob with extractor fan above, two integrated ovens, dishwasher and space for an American style fridge freezer, a stainless steel sink with drainer unit, integrated ceiling lights, a dining area with an opening to the further seating area having double glazed windows and French doors onto the rear patio and double glazed atrium roof lights. The LAUNDRY comprises wall and base mounted cupboards with fitted work top, a stainless steel sink with drainer unit, space for a washing machine and dryer, tiled floor, integrated ceiling lights, a double glazed window and door to the rear and a wall mounted gas central heating boiler. There is a GUEST CLOAKROOM having a hand basin with cupboard below, WC and a double glazed window to the side and a door to the STORE/OFFICE having electric light and power and a double glazed window to the side.

Stairs rise to the first floor LANDING having coved ceiling. The PRINCIPAL SUITE is a double room comprising a double glazed window to the front, Sharps double fitted wardrobes and an ENSUITE SHOWER ROOM having rainfall shower and separate shower attachment, vanity unit with hand basin and cupboards below, a WC, tiled walls and flooring, a chrome heated towel rail and a double glazed window to the rear. BEDROOM TWO is a double room with a double glazed window to the front, Sharps fitted chest of draws, access to the boarded loft and a DRESSING ROOM having a range of fitted wardrobes, integrated ceiling lights and a double glazed window to the front elevation. BEDROOM THREE is a double room with a double glazed window to the rear. The FAMILY BATHROOM comprises a well appointed suite of panelled bath with rainfall shower and separate shower attachment, WC, vanity unit with hand basin and cupboards below, tiled walls and flooring, integrated ceiling lights, heated towel rail and a double glazed window to the rear.

## PLANNING PERMISSION

Planning was previously granted for a "Single storey front extension and loft conversion". The front extension has been carried out so it believed that the planning for the loft conversion is still valid, although buyers must satisfy themselves in this regard, the loft conversion would provide a large bedroom with ensuite bathroom.

City of Wolverhampton Council

Reference 18/01053/FUL

Date 22nd October 2018

## OUTSIDE

The property stands with a pleasant frontage having off-street parking for multiple vehicles, a shaped lawn and side access to the landscaped REAR GARDEN having a large paved patio area and a shaped lawn together with a matured green backdrop.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows three of the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

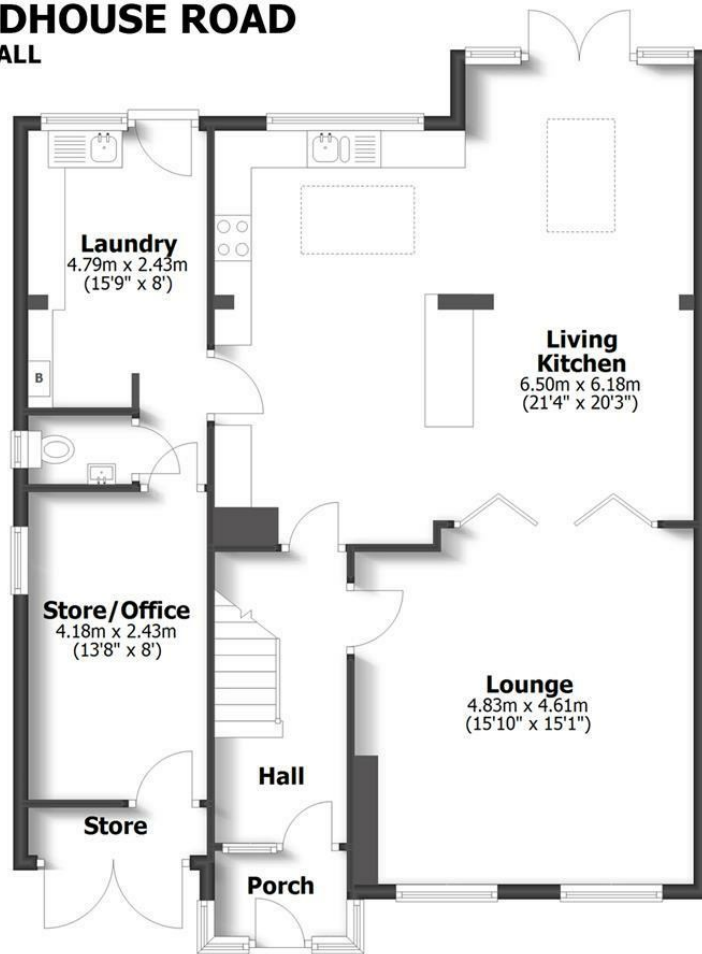
Offers Around  
£525,000

EPC: E

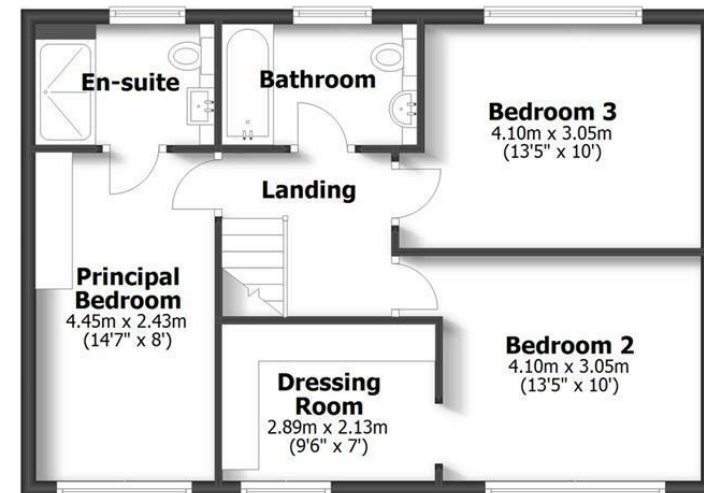
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 89 REDHOUSE ROAD TETTENHALL



**Ground Floor**



**First Floor**

HOUSE: 149.2sq.m. 1606sq.ft.  
STORE: 1.6sq.m. 17sq.ft.  
**TOTAL: 150.8sq.m. 1623sq.ft.**

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



