



28a Mount Road, Tettenhall Wood, Wolverhampton, WV6 8HT

BERRIMAN  
EATON

## 28a Mount Road, Tettenhall Wood, Wolverhampton, WV6 8HT

A discretely positioned single storey residence providing well proportioned three bedroomed accommodation which requires a comprehensive scheme of refurbishment and modernisation throughout.

### LOCATION

28a Mount Road stands off a private drive serving just three properties close to the heart of Tettenhall Wood. The drive leads off Mount Road almost opposite Kirstead Gardens so that the shopping parade of Tettenhall Wood is within walking distance and there is convenient access to Tettenhall Village, the Compton Shopping Centre, including a local Sainsburys store, and the City Centre itself.

### DESCRIPTION

28a Mount Road is a well designed and well planned bungalow providing two reception rooms, three bedrooms and two bath / shower rooms.

The property benefits from double glazing and gas fired central heating but has been the subject of water damage in recent times and therefore requires a full scheme of modernisation and refurbishment affording buyers the opportunity to personalise the property to their own individual tastes and requirements.

The house stands behind a driveway providing ample off street parking and there is a charming, landscaped garden to the rear.

### ACCOMMODATION

A double glazed front door opens into the HALL with an airing cupboard and CLOAKROOM with white suite of WC with concealed flush, corner vanity unit with wash basin with cupboard beneath, towel rail radiator and a double glazed window. The SITTING ROOM is a good size room with two double glazed patio windows overlooking the rear garden, a decorative fireplace with a formal surround, marble hearth and slips and an open arch into the DINING ROOM with a double glazed window to the side. The KITCHEN has range of wall and base mounted cupboards, an inset Hotpoint induction hob with Hotpoint stainless steel extraction chimney above and built in Zanussi double electric oven, a stainless steel sink, a concealed wall mounted Worcester Bosch gas fired central heating boiler and a door into the LAUNDRY with coordinating units to those in the kitchen, a ceramic sink, plumbing for a washing machine, venting for a tumble dryer and a double glazed side window and door.

A door from the hall opens into an INNER HALLWAY. The PRINCIPAL SUITE has a double bedroom with bedside tables with glazed display units above and cupboards over the bedhead recess, a double glazed bay window overlooking the front and an EN-SUITE SHOWER ROOM with a shower cubicle, WC with concealed flush and corner vanity unit with wash basin with cupboard beneath, a towel rail radiator, integrated ceiling lighting and a double glazed window. BEDROOM TWO is a good double room in size with a light, corner aspect with double glazed windows to two elevations and BEDROOM THREE is a well proportioned room with a double glazed window overlooking the rear garden and access to the loft space via a sliding loft ladder. The SHOWER ROOM is fitted in a wet room style with a shower with waterfall head and separate hose, a vanity unit with inset wash basin, WC with concealed flush, cupboards and drawer, a towel rail radiator, integrated ceiling lighting and a double glazed window.

### OUTSIDE

The house stands behind a DRIVEWAY laid in imprinted concrete providing off street parking. There is a good size GARAGE with remote control roller shutter door with electric light and power. There is gated access from the front to the REAR GARDEN which enjoys an excellent degree of privacy with a paved terrace to the rear of the property, a shaped lawn, well stocked and matured beds and borders, a walled and planted flower garden to the rear and a path to one side leading to a further terrace and a timber garden shed.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND F – 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 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.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

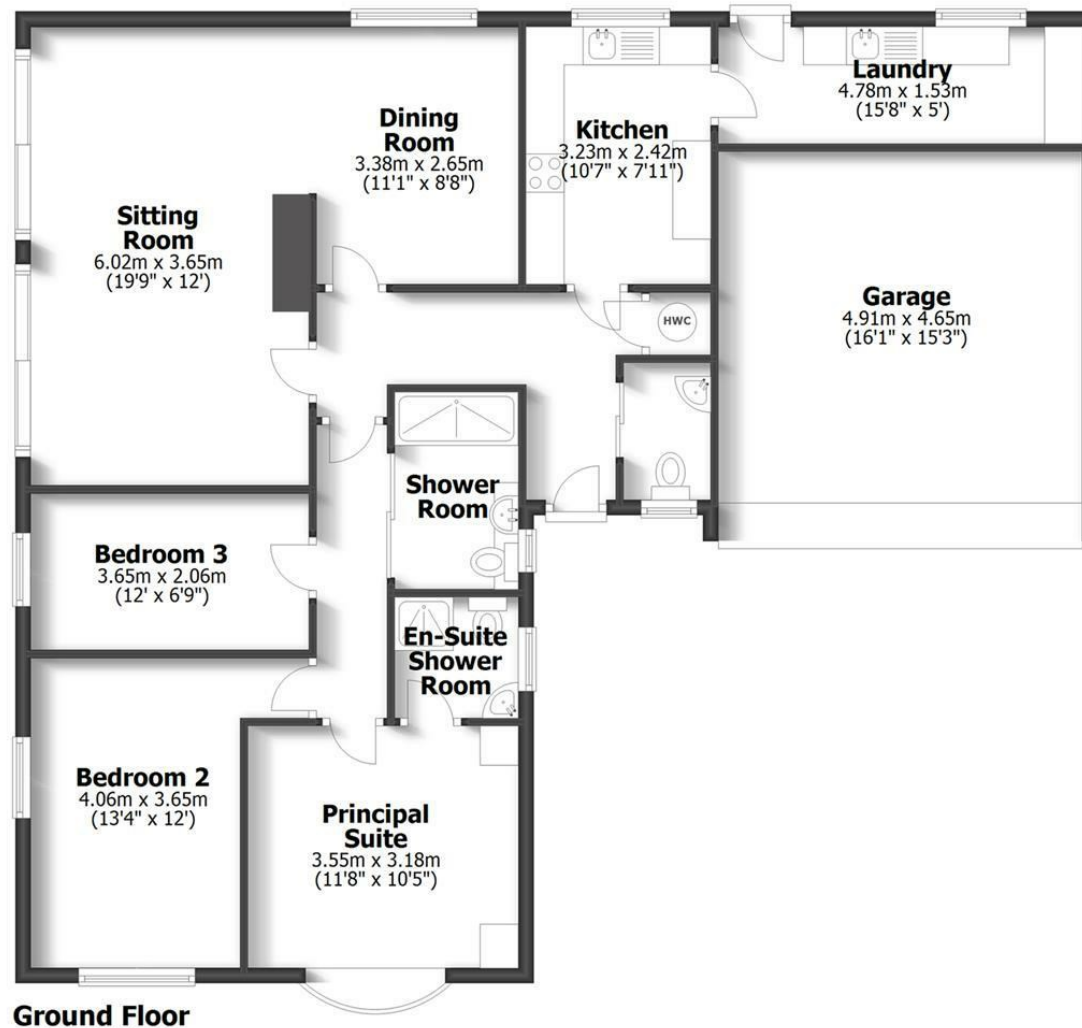
£299,950

EPC: D

**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.



**28a Mount Road**  
Tettenhall Wood



HOUSE: 102sq.m. 1098sq.ft.  
 GARAGE: 22.8sq.m. 246sq.ft.  
**TOTAL: 124.8sq.m. 1344sq.ft.**

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

