



83 Lower Street, Tettenhall, Wolverhampton, WV6 9LN

BERRIMAN
EATON

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A superbly presented, 1930's semi-detached property with plenty of original character throughout and a garage and parking to the rear. NO UPWARD CHAIN.

LOCATION

The property is situated in Lower Street at the bottom of Malthouse Lane with additional parking and garage accessed from Malthouse Lane. A full array of local facilities available nearby including the picturesque open spaces of both the Upper and Lower Greens and there is easy travelling for more extensive amenities provided by the City Centre itself.

The area is well served by schooling in both sectors and regular transport services run along the length of the Tettenhall Road with rail services running from Wolverhampton Station.

DESCRIPTION

83 Lower Street offers well appointed accommodation throughout with traditional high ceilings providing light and airy rooms and many original features. There are two reception rooms, a kitchen and a guest cloakroom to the ground floor and four bedrooms and a contemporary bathroom to the first floor. The property has a parking space to the front as well as a garage and parking to the rear and there is also the added benefit of no upward chain.

ACCOMMODATION

A double glazed PORCH with tiled floor has a glazed coloured and leaded door and windows opening into the HALL with wood flooring, plaque rail and an understairs store with electric light. The GUEST CLOAKROOM has a WC, wall mounted wash basin and tiled walls. The LOUNGE has a double glazed bay window to the front, gas fire with marble hearth and formal surround, coved ceiling and ceiling rose. The DINING ROOM has a double glazed bay with French doors to the rear garden, plaque rails, painted beams, wooden floor and an open doorway to the KITCHEN having a range of base units with roll top working surface over, one and a half bowl sink and drainer, space for a range style cooker with filtration unit above, space and plumbing for a washing machine and tumble dryer, space for a fridge freezer, a pantry, three double glazed windows to the side and a double glazed door to the rear garden.

Stairs with wooden balustrading rise to the first floor landing with access to the boarded loft. BEDROOM ONE is a good size double with a double glazed bay to the front with window seat having drawers, fitted furniture including wardrobes, bedside table and dressing table, wiring for a wall mounted TV and integrated ceiling lighting. BEDROOM TWO is a good size double with a double glazed window to the rear and picture rails. BEDROOM THREE is also double in size with a double glazed window to the front. BEDROOM FOUR is also double in size with a double glazed window to the rear garden and coved ceiling. There is a contemporary style BATHROOM with a panelled bath, handheld shower attachment with tiled surround, wash basin with vanity cupboards beneath, fully tiled shower cubicle with waterfall head and separate hose, WC, heated ladder towel rail, integrated ceiling lighting, double glazed windows and ceramic, herringbone tiled flooring with underfloor heating.

OUTSIDE

83 Lower Street sits behind a boundary wall with a DRIVEWAY laid in tarmac with steps rising to the gravelled and planted front garden. There is gated access to the part walled REAR GARDEN with a brick built store, external water supply. There is a large entertainment terrace with shaped lawns beyond with matured shrubs to the borders and a gate to the rear parking area and GARAGE with an up and over door, electric light and power and a courtesy door to the rear garden.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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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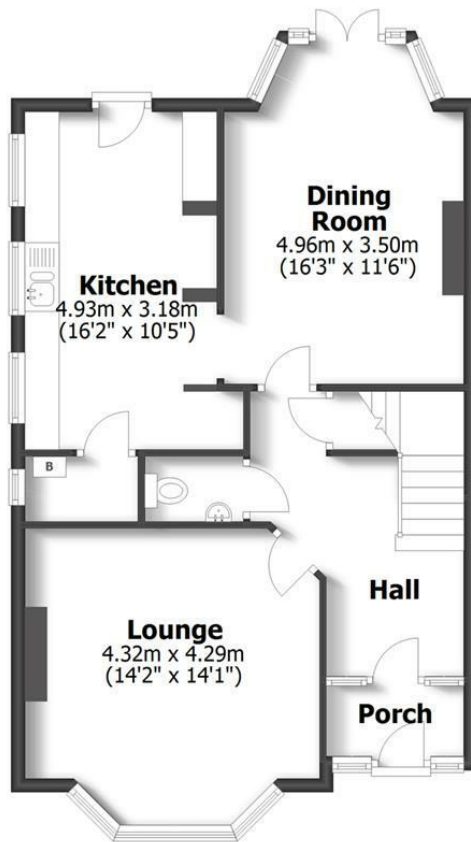
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



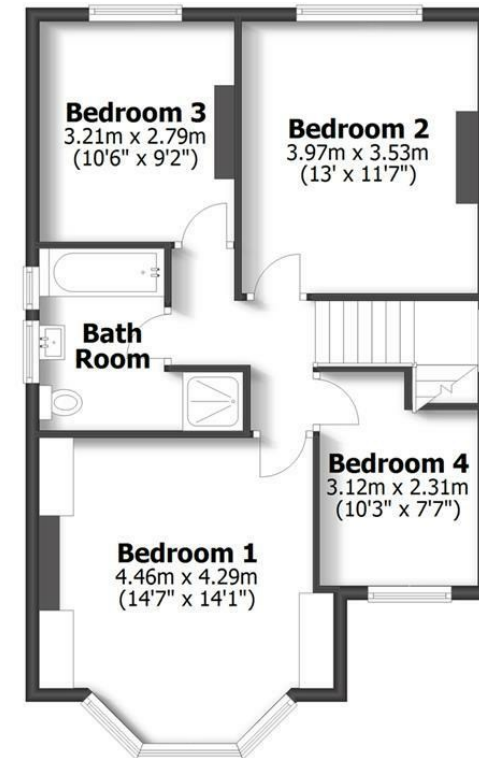
**83 LOWER STREET
TETTENHALL**

HOUSE: 126.2sq.m. 1359sq.ft.
 GARAGE: 12.9sq.m. 139sq.ft.
TOTAL: 139.1sq.m. 1498sq.ft.

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



Ground Floor



First Floor

