



146 Cornwall Road, Tettenhall, Wolverhampton, WV6 8UZ

BERRIMAN  
EATON



# 146 Cornwall Road, Tettenhall, Wolverhampton, WV6 8UZ

An end of terrace three bedroom property standing in a corner plot with rear access to a driveway with space for several vehicles

## LOCATION

Cornwall Road forms part of an established, modern neighbourhood which is located close to the centre of the fashionable Tettenhall village with its full range of local facilities. Further amenities can be found in Tettenhall Wood and Compton and the area is well served by schooling across all age ranges. Regular bus services are available and the city centre is within easy reach.

## DESCRIPTION

146 Cornwall Road has been well looked after by the current vendors but would now benefit from a scheme of modernisation. We believe the property is the only one on the development with vehicular access to the rear for several vehicles as well as a charming rear garden. The property benefits from double glazing and the Worcester Bosch boiler was new in 2022.

## ACCOMMODATION

An overhang with step up to the double glazed door which opens into the HALL with GUEST CLOAKROOM with WC and double glazed window. The LOUNGE has a dual aspect with a double glazed window to the front and double glazed French doors to the rear garden and a gas coal effect fire set in a formal surround. The BREAKFAST KITCHEN has a range of wall and base units with roll top working surfaces with tiled splash back, stainless steel sink and drainer, a four ring electric Bosch hob with filtration unit above and electric oven beneath, plumbing for a washing machine, space for a fridge freezer, a wall mounted Worcester Bosch boiler, tiled floor, ample space for dining a double glazed window and door to the rear garden and a useful understairs store / pantry.

Stairs from the hall rise to the first floor landing with a double glazed window overlooking the rear garden. BEDROOM ONE is a good size double room with a double glazed window to the rear and over stairs storage cupboard with slatted shelving. BEDROOM TWO is a good size double room with a double glazed window to the front and access to the part boarded loft. BEDROOM THREE is of an excellent size with a double glazed window to the rear and the SHOWER ROOM has a fully tiled shower cubicle, WC, pedestal wash basin, part tiled walls and a double glazed window.

## OUTSIDE

A paved path leads through communal lawns to the front of the property.

To the rear of the property there is a pedestrian gate and vehicular gate which open onto a large DRIVEWAY laid in tarmac affording off road parking for several vehicles. We are advised that this access has been granted with a 100 year lease with a rent of £100 per annum. The vendors are looking to confirm these details and we advise you ask your solicitor to do the same. There is a patio to the rear of the property with a planted low rise wall leading to the shaped lawn with fencing to the borders with mature shrubs. There is an old lean to and a brick built store.

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 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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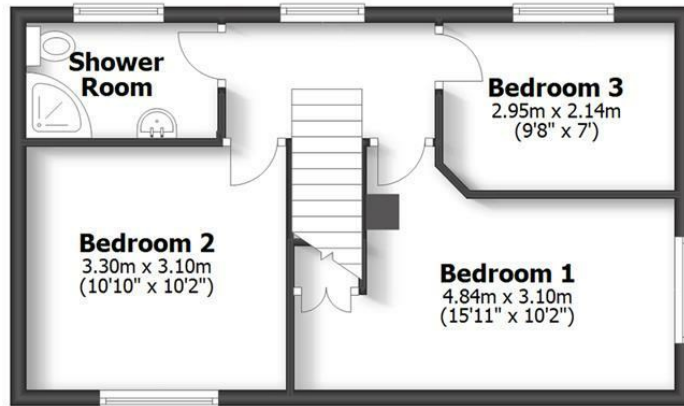
Offers Around  
£235,000

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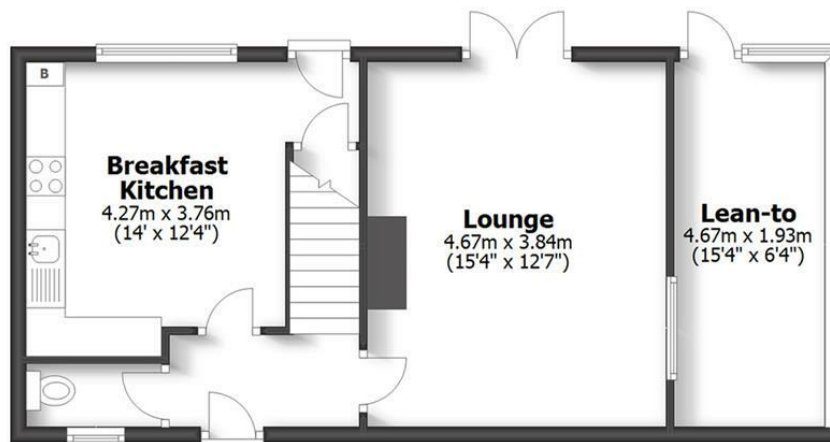
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**146 Cornwall Road  
Tettnehall**



**First Floor**



**Ground Floor**

HOUSE: 76.8sq.m. 827sq.ft.  
 GARAGE: 5.1sq.m. 55sq.ft.  
 LEAN-TO: 9.0sq.m. 97sq.ft.  
**TOTAL: 90.9sq.m. 979sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



