



68 Mount Road, Tettenhall Wood, Wolverhampton, WV6 8HQ

BERRIMAN
EATON

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68 Mount Road is a well-proportioned detached house in a sought-after family location..

LOCATION

The property stands in a superb position in a sought after residential area within easy walking distance of the centre of Tettenhall with its wide range of local facilities.

The further amenities of Tettenhall Wood and Compton are within easy reach, the area is well served by schooling in both sectors and regular bus services run nearby.

DESCRIPTION

68 Mount Road offers flexible accommodation over two storeys. The ground floor currently offers two reception rooms, a breakfast kitchen, shower room, laundry and a bedroom. This room could be used for a number of different purposes and the property would still have three first floor bedrooms and two shower rooms. There is ample parking with a long driveway and a double garage. The property would benefit from a scheme of modernisation to make the property suitable for the buyer's needs.

ACCOMMODATION

A double glazed door opens into the HALL with a glazed door to the LOUNGE with an open grate fireplace, double glazed window to the front and glazed double doors opening into the DINING ROOM with double glazed patio doors to the rear and a glazed door to the BREAKFAST KITCHEN with a range of wall and base units, double glazed windows to two elevations, a four ring electric hob with Bosch filtration unit above, double electric oven and a double glazed door to the side. There is a double BEDROOM / RECEPTION ROOM with a double glazed window to the side, this room could equally be used as a third reception room, gym or study. There is a SHOWER ROOM with a tiled shower cubicle, WC, vanity unit with wash basin, cupboards and drawers and a double glazed window. The LAUNDRY has a sink and drainer, space and plumbing for a washing machine and a tumble dryer with a double glazed window to the side.

Stairs from the hall rise to the first floor landing with a double glazed window, a linen cupboard with shelving and loft access with a drop down ladder. BEDROOM ONE has a double glazed window to the rear, built in wardrobes, pedestal wash basin. BEDROOM TWO is also double in size with a double glazed window to the front, built in wardrobes and a pedestal wash basin and BEDROOM THREE is a good size with a double glazed window. The HOUSE BATHROOM has a panelled bath with shower over, WC, pedestal wash basin, heated ladder towel rail, a double glazed window, a linen cupboard with slatted shelving and a wall mounted Worcester Bosch boiler.

OUTSIDE

68 Mount Road is approached over a part shared driveway which leads to the DRIVEWAY for the property which is laid in tarmac which stretches from the front boundary, past the house to the DOUBLE GARAGE to the rear with electric, up and over door, electric light and power. To the front of the property is a further area of parking with flowering and screening shrubs to the borders. The REAR GARDEN is mostly laid in crazy paving and has planted shrubs to the borders and a shed.

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 and 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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£385,000

EPC: D

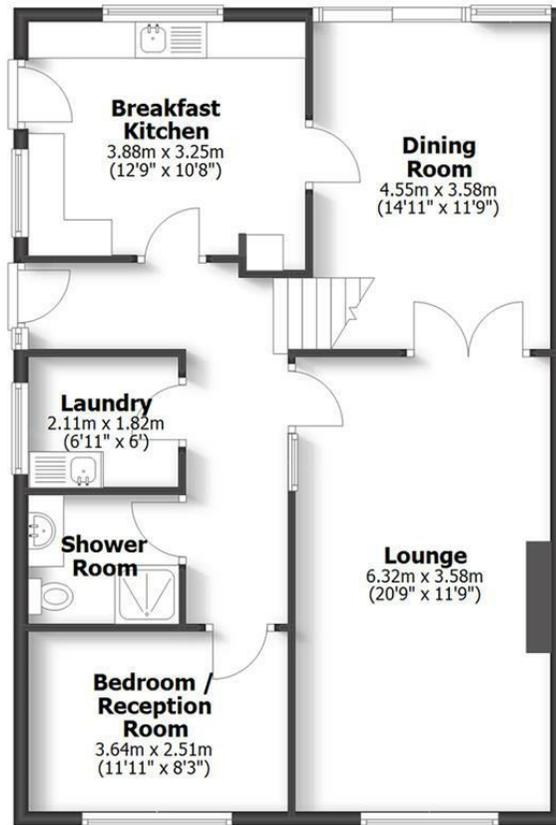
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



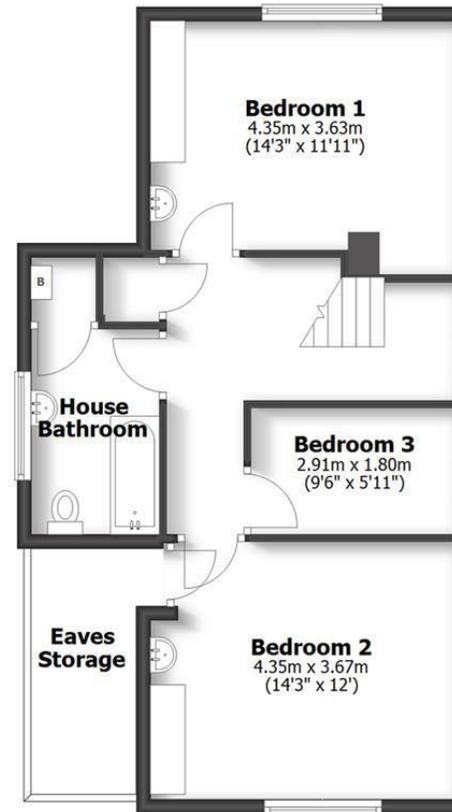
68 Mount Road
Tettenhall Wood

HOUSE: 134.9sq.m. 1452sq.ft.
GARAGE: 25.9sq.m. 279sq.ft.
TOTAL: 160.8sq.m. 1731sq.ft.

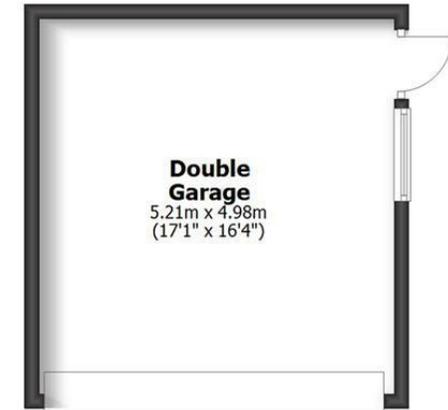
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



**Double
Garage**
5.21m x 4.98m
(17'1" x 16'4")

