



61 Woodland Avenue, Tettenhall Wood, Wolverhampton, WV6 8ND

**BERRIMAN**  
**EATON**

# 61 Woodland Avenue, Tettenhall Wood, Wolverhampton, WV6 8ND

A good size, two bedroom semi detached property that has been well looked after over the years but would now benefit from A gentle scheme of refurbishment

## LOCATION

Woodland Avenue stands within easy reach of the varied amenities available in both Tettenhall Wood and Tettenhall Village with the more extensive amenities of the City Centre being within convenient travelling distance. The area is well served by schooling and there are regular, local bus services.

## DESCRIPTION

61 Woodland Avenue has a good size lounge with a kitchen beyond leading to the veranda and guest cloakroom. There are two bedrooms to the first floor along with a bathroom. There is ample off street parking and a pretty rear garden. The windows are wooden framed and this would form part of the refurbishment required. The property has been priced taking into account the works that need doing and could be a perfect first time buyers home, one which they could truly make their own.

## ACCOMMODATION

A wooden front door opens into the HALL with wood laminate flooring and a door opening into the LOUNGE with a bay window to the front, beamed ceiling, a gas coal effect fire set in a brick surround, a cupboard with book shelving and a door to the KITCHEN with a range of wall and base units with roll top working surfaces, stainless steel sink and drainer with windows over, space for a washing machine, space for a gas cooker, space for a fridge freezer, wall mounted boiler, tiled floor and cupboard housing the pressurised hot water system with linen shelving above. A wooden door opens into the VERANDA with a door and windows to the rear garden and a GUEST CLOAKROOM with WC and side window.

Stairs from the hall rise to the first floor landing with access to the loft. BEDROOM ONE is a good size double room with a large walk in cupboard and a window to the front. BEDROOM TWO is also double in size with a window to the rear and the BATHROOM has a panelled bath, pedestal wash basin, tiled shower cubicle, heated ladder towel rail WC and a window to the rear.

## OUTSIDE

61 Woodland Avenue sits behind a front COURTYARD laid in paving with a planted bed. Wrought iron gates open onto the DRIVEWAY laid in brick setts with parking for two to three vehicles.

There is gated side access to the REAR GARDEN with a large, paved terrace with gravelled and flowering beds and borders with an area of lawn beyond and an external cold water supply.

We are informed by the Vendors that all mains services are connected COUNCIL TAX BAND B – 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 are likely to cover the area inside and all four are likely to cover the area outside 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)

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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.



# 61 WOODLAND ROAD TETTENHALL WOOD

**TOTAL: 77.2sq.m. 831sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



