



3 Woodend Place, Tettenhall Wood, Wolverhampton, WV6 8JU

**BERRIMAN**  
**EATON**

## 3 Woodend Place, Tettenhall Wood, Wolverhampton, WV6 8JU

A deceptively spacious mid terraced family home providing extensive, three double bedroom accommodation of much calibre in a small and sought after cul-de-sac within easy reach of the centre of Tettenhall Wood and Tettenhall Village together with the Compton Shopping Parade

### LOCATION

Woodend Place lies just off Kingsley Ave close to the centre of Tettenhall Wood itself with its wide range of local amenities with excellent schooling being accessible in both sectors and with regular public transport services being available.

Tettenhall Village, the Compton Shopping Centre and Wolverhampton City Centre are all within easy reach.

The property stands close to the end of the cul-de-sac with an outlook to the front over a communal, grassed central area and there is a lovely garden to the rear.

### DESCRIPTION

3 Woodend Place is a well-proportioned, mid terraced property which has been extended to the rear to the ground floor to enhance the scope of accommodation provided.

The house is well presented throughout with fixtures and fittings of quality and benefits from well-appointed kitchens and bathroom suites, gas fired central heating and double glazed windows, many of which were replaced in 2020.

The house stands behind a deep front lawn which could be converted to facilitate off street parking, subject to gaining all the usual and necessary consents and permissions.

There is a communal area of parking laid in brick paviours and a secured side access to the rear garden.

### ACCOMMODATION

A double glazed front door opens into the HALL with laminated flooring, an understairs storage recess, a double glazed window to the front and a door into the DINING ROOM with laminated flooring, a double glazed and leaded window to the front, coved ceiling, a concealed wall mounted Ideal gas fired central heating boiler and a useful storage cupboard. An open arch leads to the well-proportioned LOUNGE with laminated flooring, coved ceiling, a solid fuel burning stove with over beam, two double glazed windows and a part glazed and panelled door leading to the breakfast kitchen.

The BREAKFAST KITCHEN has a stylish, contemporary range of wall and base mounted white fronted units with space for a range style cooker with stainless steel extraction chimney above, space for a fridge freezer, plumbing and space for both a dishwasher and a washing machine, a stainless steel sink unit, double glazed windows to both the side and rear, tiled floor, a side door and a door into the GARDEN ROOM with laminated flooring, double glazed windows to both the side and rear and double glazed French doors to the rear garden.

A staircase from the hall rises to the first floor landing with access to the Part boarded roof space. BEDROOM ONE is a good double room in size with a double glazed window to the rear and coved ceiling. BEDROOM TWO is also a good double room in size with a double glazed rear window and BEDROOM THREE is also double in size with a double glazed window to the front, coved ceiling dado rail. The SHOWER ROOM has a fully tiled shower cubicle and vanity unit with inset wash basin, WC with concealed flush and cupboards, tiled floor, a double glazed window and a chrome towel rail radiator.

### OUTSIDE

The house stands behind a lawned frontage which could be converted to provide off street parking, subject to gaining all the usual and necessary consents and permissions, with a paved path leading to the front door. There is a superb GARDEN to the rear with an extensive paved patio leading to the shaped rear lawn with well stocked and matured beds and borders providing a fine, external recreation area.

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 and Ultrafast are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area outside and there is limited / likely coverage inside depending on the provider

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)

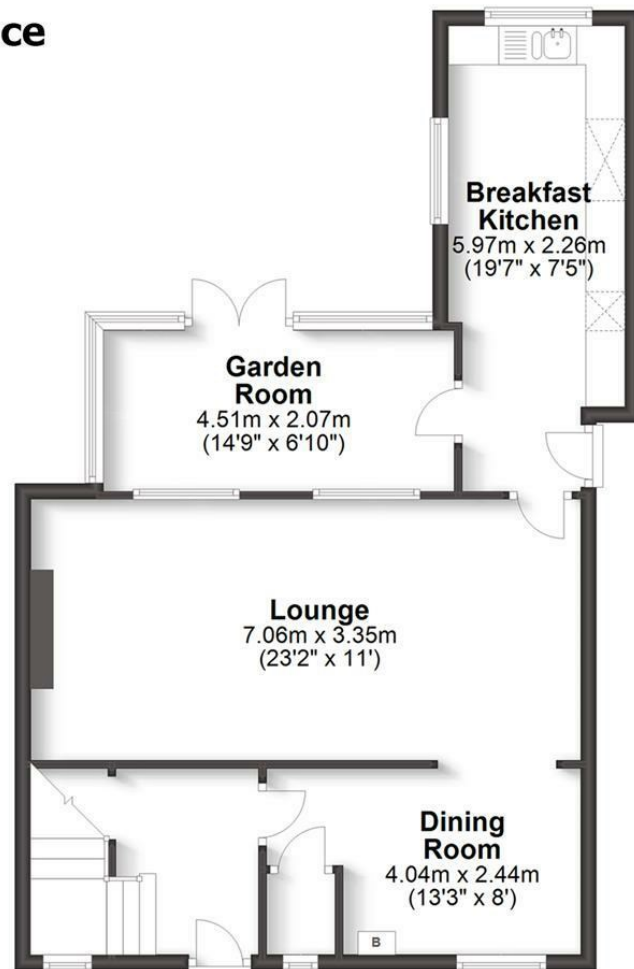
Offers Around  
£249,950

EPC: C

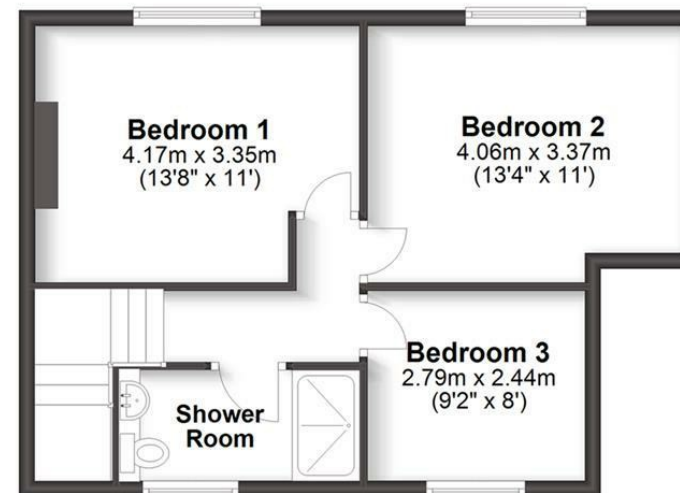
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



### 3 Woodend Place Tettenhall Wood



Ground Floor



First Floor

**TOTAL: 109.1sq.m. 1175sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

