



44 Wrottesley Road, Tettenhall, Wolverhampton, WV6 8SF

BERRIMAN
EATON

44 Wrottesley Road, Tettenhall, Wolverhampton, WV6 8SF

A superbly located semi-detached house standing in an excellent plot with a deep frontage and a lovely garden to the rear in one of the most prestigious addresses within the locality. The current owners have refurbished the property in the last 5 years.

LOCATION

44 Wrottesley Road stands in a fine position on a highly regarded road in one of the most preferred locations with the Wolverhampton conurbation. The wide ranging local facilities of Tettenhall Village are within easy walking distance as are the picturesque open spaces of the Upper Green and there is easy access to the city centre. Furthermore, the area is particularly well served by schooling of high repute in both sectors.

DESCRIPTION

44 Wrottesley Road is an attractive semi-detached residence with rooms of excellent proportions to both ground and first floors.

The house has been well maintained by the current sellers. In the last 5 years they have replaced the boiler and the consumer unit, had oak doors fitted throughout, and added under floor heating to the kitchen, utility and dining room. They have put in contemporary kitchen and bathroom suites and converted the garage into a utility and shower room.

There is the opportunity for extensions to both ground and first floor should buyers so wish to further enhance the scope of the accommodation provided, subject to gaining all of the usual and necessary consents and permissions.

ACCOMMODATION

Glazed double doors with windows to either side open into the PORCH with tiled floor and a wooden door with inset leaded light with coordinating windows to either side into the HALL with coved ceiling and an understairs cloaks and storage cupboard. The SITTING ROOM has a double glazed and leaded bow window to the front elevation with a deep windowsill, a white painted Luis style fireplace with marble hearth and slips with a gas, log fire, double glazed and leaded French doors and windows to the rear garden, coved ceiling and an open arch into the DINING ROOM with a double glazed and leaded window overlooking the rear garden, LVT with underfloor heating and coved ceiling. The newly fitted KITCHEN has a full range of wall and base units with quartz working surfaces with matching splash back and breakfast bar, an under mounted fridge and integrated appliances including a double Neff oven, a Neff induction hob with filtration unit above, wine fridge, fridge freezer and an AEG dishwasher. There are bifold doors to the rear garden, integrated ceiling lighting and glazed atrium, LVT with underfloor heating and a door to an INNER HALL with a SHOWER ROOM with a double shower cubicle with waterfall head and separate hose, vanity wash basin with drawers beneath, WC, tiled floor, heated ladder towel rail, integrated ceiling lighting, a glazed atrium and a double glazed window.

The LAUNDRY has coordinating units to those in the kitchen, with an integrated freezer, space for a washing machine and tumble dryer, a sink and drainer, double glazed windows to two elevations, integrated ceiling lighting and LVT with underfloor heating.

Stairs with turn balustrading rise from the hall to the part galleried landing with a double glazed and leaded window, wiring for wall lights and access to the roof space. BEDROOM ONE is a good double room in size with a walk in double glazed and leaded bay window to the rear. BEDROOM TWO is also a good double room in size with a double glazed and leaded window to the front. BEDROOM THREE has a double glazed and leaded window to the front and wood laminate flooring. The BATHROOM has a white suite with a panelled bath with shower over, WC and pedestal basin, part tiled walls and a double glazed and leaded window.

OUTSIDE

44 Wrottesley Road stands behind an excellent frontage with a DRIVEWAY laid in tarmacadam providing ample off street parking and there is a shaped front lawn with stocked beds and borders.

There is secured side access to the charming REAR GARDEN which has a paved patio, shaped lawn and well stocked and matured beds and borders creating a lovely green backdrop.

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 / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area outside with some limited coverage inside

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

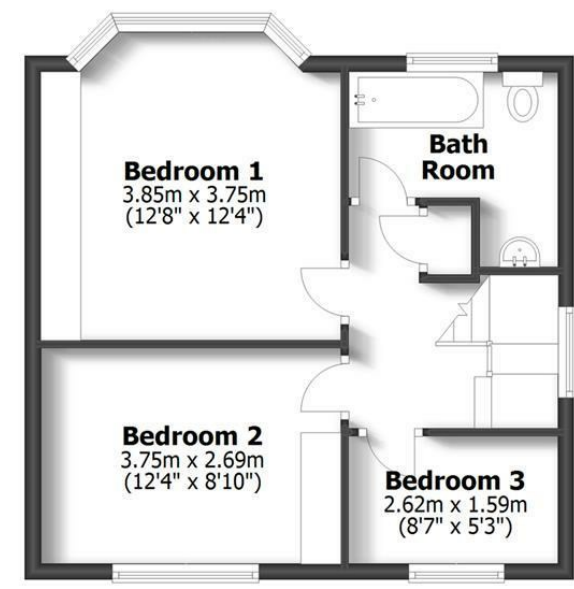
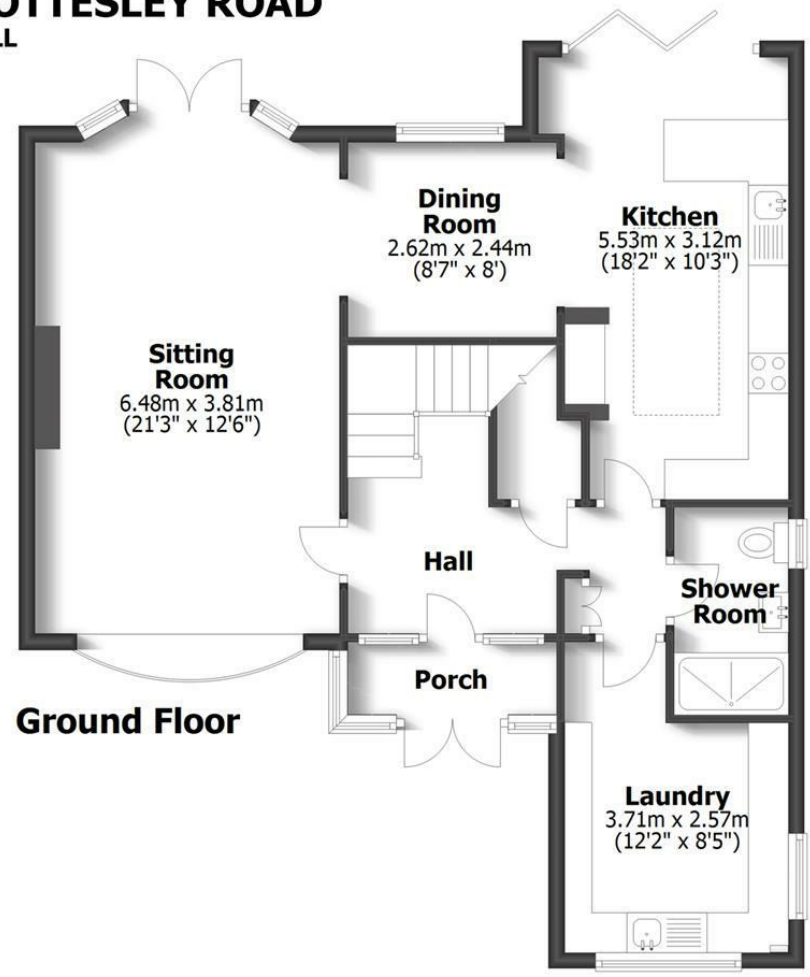
Offers Around
£525,000

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.



**44 WROTTESELEY ROAD
TETTENHALL**



TOTAL: 116.3sq.m. 1252sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

