



112 Werges Road, Tettenhall, Wolverhampton, West Midlands, WV6 8TH

**BERRIMAN**  
**EATON**

# 112 Wergs Road, Tettenhall, Wolverhampton, West Midlands, WV6 8TH

A superbly presented four bedroom semi detached house, having been extensively refurbished by the current owners. The property stands on a good size plot offering ample off street parking to the front and beautifully landscaped gardens to the rear.

## LOCATION

The area is well served by schooling with Tettenhall College, The Girls High School, Wolverhampton Grammar School and Woodthorne Primary School all being worthy of note. The extensive amenities of the City Centre are within easy travelling distance, Tettenhall village provides a full range of local, everyday facilities and the open spaces of the picturesque Upper Green are nearby.

## DESCRIPTION

The property offers spacious contemporary style accommodation having two reception rooms, study, living kitchen and has been extended to the side to enhance the size of the lounge and now benefits from a laundry and an additional bedroom and shower room to the ground floor, to the first floor there are three double bedrooms one with an ensuite and a superb family bathroom.

The property also benefits from double glazing and gas central heating.

Planning permission has been granted for a "two storey side extension"  
20/00329/Ful

Date of decision Fri 22 May 2020

Please note the ground floor side extension has been carried out, therefore the first floor extension still stands.

## ACCOMMODATION

A composite door opens into the porch with tiled flooring, integrated ceiling lights and a further door to the RECEPTION HALL where there is a storage cupboard, tiled flooring and a door to the STUDY having Karndean flooring and a double glazed window to the PORCH. The LOUNGE is of generous proportions with two double glazed windows to the front, integrated ceiling lights, Karndean flooring and feature media wall with inset contemporary log effect electric fire. The LIVING KITCHEN comprises a comprehensive range of shaker style units with fitted work top, a coordinating centre island breakfast bar, there is a range of integrated appliances fridge freezer, microwave, dishwasher and wine cooler, sink and drainer, there is space for a range cooker, Karndean flooring a double glazed window to the rear and the living area provides a lovely outlook onto the delightful rear garden with double glazed French doors, integrated ceiling lights and feature wall with wiring for wall lights, wiring for a wall mounted TV and recessed feature woodburning stove. There is a door from the kitchen proving access to the LAUNDRY with atrium style ceiling, inset ceiling lights, wall and base shaker style unit with fitted working top and tiled splash back, space for a washing machine and dryer and double glazed French doors to the rear garden. The SHOWER ROOM having a modern contemporary style suite with walk in tiled shower cubicle, vanity unit with wash basin and cupboard below, WC, inset ceiling lights and a double glazed window to the rear. OFFICE/BEDROOM FOUR has atrium style skylight and a double glazed window to the side elevations.

The first floor LANDING has a large, stain glass window to the side and access to the boarded loft having two double glazed skylights. The PRINCIPAL BEDROOM is a double room with a double glazed window to the rear and an ENSUITE SHOWER ROOM with tiled shower cubicle, vanity unit with wash basin and cupboard below, WC and window to the side. BEDROOM TWO provides a double room with a bay window to the front elevation and built in storage space. BEDROOM THREE is a double room with window to the front and fitted wardrobes and shelving. The FAMILY BATHROOM comprises traditional roll top bath with hot and cold mixer tap and shower attachment, vanity unit with wash basin and draw below, towel rail, double glazed windows to the side and a step up to tiled shower cubicle with rainfall shower and separated shower attached.

## OUTSIDE

The property stands within a sizeable plot with gated drive access to the gravelled driveway providing off street parking for several vehicles, there are mature trees to the boundary and a further side gate opens into the beautifully landscaped, rear garden enjoying a good degree of privacy, paved patio and a low iron fence with access onto the shaped lawn and feature decking providing an extensive seating/ entertaining area.

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 three of the four main providers are likely to 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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**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.



**112 WERGS ROAD  
TETTENHALL**

**TOTAL: 173.9sq.m. 1871sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



