



24 Wightwick Hall Road, Wightwick, Wolverhampton, WV6 8BZ

BERRIMAN  
EATON

## 24 Wightwick Hall Road, Wightwick, Wolverhampton, WV6 8BZ

A three bedroom dormer house which has been in the ownership of the same family since it was built in the 1960's. The owner was a carpenter and there are beautiful wooden features throughout and many, delightful features which are typical of the period.

### LOCATION

Wightwick Hall Road is a prestigious address lying just off Tinacre Hill in one of the region's most sought after areas.

The wide ranging local facilities of Tettenhall Village, Tettenhall Wood and Compton are all within easy reach whilst the city centre is within convenient travelling distance. Regular bus services run along the Bridgnorth Road (A454) and the area is well served by schooling in both sectors.

### DESCRIPTION

The property was built in the 1960's for the current family owners occupation and this is the first time that the house has ever been offered for sale. 24 Wightwick Hall Road sits behind a driveway leading to the garage. The property has a lounge, dining room / bedroom three, kitchen and bathroom to the ground floor and two bedrooms to the first floor.

The property benefits from partial double glazing, gas central heating and a beautiful rear garden.

### ACCOMMODATION

A glazed door and picture window open into the HALL AREA with a useful cloaks cupboard. The LOUNGE has a picture window and door to the rear garden, a gas fire (isolated) set in a brick fireplace with a back boiler, coved ceiling and wooden flooring. The DINING ROOM / BEDROOM THREE has wooden flooring, a picture window to the front and a built in cupboard. The BATHROOM has a bath with tiled surround, a wash basin with vanity cupboards beneath, heated ladder towel rail, a window and an airing cupboard. The BREAKFAST KITCHEN has a range of units with stainless steel sink, there are windows to two elevations, space for appliances and space for dining, a pantry with shelving and lighting and a door to an INNER HALL with a GUEST CLOAKROOM with WC, a service cupboard and a glazed, sliding door to the side passage.

An open tread, floating staircase rises to the first floor landing with access to the loft and an airing cupboard housing the hot water cylinder with slatted shelving. BEDROOM ONE is a good size double room with double glazed windows to two elevations and built in wardrobes. BEDROOM TWO is a good size with a built in wardrobes, eaves storage and double glazed window to two elevations. There is a CLOAKROOM with WC, wash basin with cupboards beneath and a double glazed window.

24 Wightwick Hall Road sits behind a DRIVEWAY laid in tarmac with a shaped lawn to one side with planted borders and a GARAGE with an up and over door, concrete floor, electric light and power, windows to two elevations and a courtesy door to the rear garden. There is gated side access to the REAR GARDEN has a patio area with steps rising to a shaped lawn with low rise, planted walls, planted beds and borders, a further seating terrace to the rear. There is access from the side passage to the LAUNDRY ROOM with plumbing for a washing machine and tumble dryer, electric light and power.

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 limited coverage inside.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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#### Wombourne Office

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#### Lettings Office

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#### Worcestershire Office

01562 546969

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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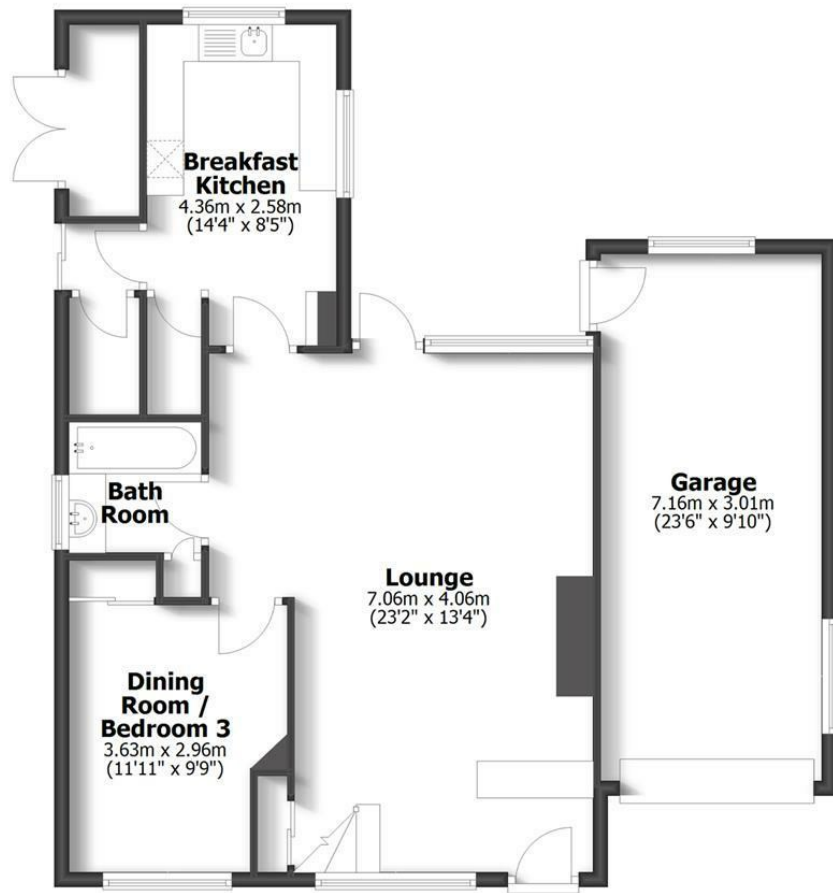
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.

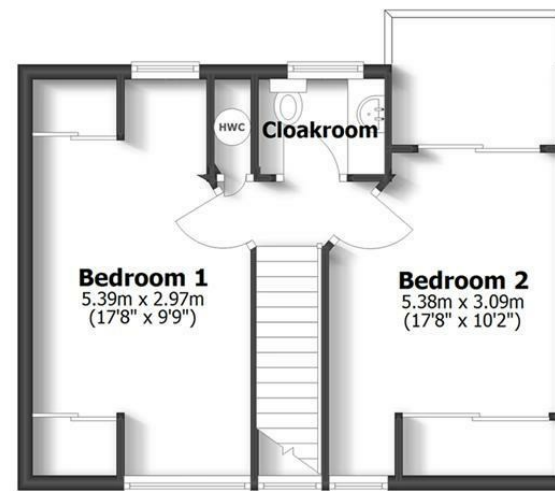


**24 Wightwick Hall Road**  
Wightwick

HOUSE: 104.9sq.m. 1129sq.ft.  
 GARAGE: 21.6sq.m. 232sq.ft.  
**TOTAL: 126.5sq.m. 1361sq.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**

