



16 Mancroft Road, Tettenhall, Wolverhampton, WV6 8RS

**BERRIMAN**  
**EATON**

# 16 Mancroft Road, Tettenhall, Wolverhampton, WV6 8RS

A traditional Victorian end of terrace property with two bedrooms and two reception rooms.  
The property has been well cared for by the current owners  
but would now benefit from a gentle scheme of refurbishment

## LOCATION

Mancroft Road lies between Redhouse Road and Regis Road on the periphery of the fashionable village of Tettenhall with its comprehensive array of local shopping facilities. The picturesque open spaces of the Upper Green are within easy walking distance and the area is well served by schooling. There is easy access to the City Centre and regular bus services.

## DESCRIPTION

16 Mancroft Road is a Victorian property with many traditional features remaining. The current owners have been there for over 50 years and the property would now benefit from a gentle scheme of refurbishment. There are two double bedrooms and a bathroom to the first floor and two reception rooms, a kitchen and a guest cloakroom to the ground floor. The rear garden is low maintenance and has planted beds and borders.

## ACCOMMODATION

A double glazed door opens into the LOUNGE with a double glazed square bay with cupboards beneath, a gas fire with York Stone surround and display cupboards and shelving to one side, wiring for wall lights, beamed ceiling and an open arch into an inner hall with an understairs cupboard with lighting and a door into the DINING ROOM with a double glazed window to the rear, coved ceiling, electric fire with painted slips and wooden mantle, wiring for wall lights and a door to the KITCHEN with a range of wall and base units, stainless steel sink and drainer with a double glazed window over, space for a washing machine and a gas cooker, tiled floor, tiled walls and an open archway to a REAR HALL with space for a fridge freezer, tiled walls and floor, a double glazed door to the rear garden and a GUEST CLOAKROOM with WC and part tiled walls.

A door from the dining room opens onto the staircase which rises to the first floor landing with access to the loft. BEDROOM ONE is a good size double room with a double glazed window to the front, BEDROOM TWO is also double in size with a double glazed window to the rear and a built in cupboard. The BATHROOM has a bath with shower attachment, wash basin with vanity cupboards beneath, WC, an airing cupboard housing the wall mounted Vaillant boiler and a double glazed window to the rear.

## OUTSIDE

16 Mancroft sits behind a low rise wall with a gravelled forecourt and a path to the front door.

There is a low maintenance REAR GARDEN which has been predominately paved with planted and flowering beds and borders, two sheds and pedestrian access for the bins.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – 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 availability 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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EPC: D

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**16 Mancroft Road**  
Tettenhall



**TOTAL: 87.5sq.m. 941sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

