



Home Cottage, 42 Wood Road, Tettenhall Wood, Wolverhampton, WV6 8LY

BERRIMAN
EATON

Home Cottage, 42 Wood Road, Tettenhall Wood, Wolverhampton, WV6 8LY

A superbly situated semi-detached cottage with period origins and well proportioned accommodation which lies within easy reach of Tettenhall Wood and Tettenhall Village.

LOCATION

The shopping parade of Tettenhall Wood is within walking distance and there is convenient access to Tettenhall Village, the Compton Shopping Centre, including a local Sainsburys store, and the City Centre itself. Furthermore, the area is well served by schooling.

DESCRIPTION

Home Cottage has an attractive, cottage style elevation with leaded casement windows and is constructed over two storeys beneath a pitched, tiled clad roof. There is a driveway to the side affording off street parking and a garage.

The property has been well maintained over the years and offers flexible accommodation over three floors with a lower ground floor room providing the basis for a superb playroom or office for those wishing to work from home. There is double glazing and gas fired central heating.

ACCOMMODATION

A double glazed front door opens into the RECEPTION HALL with wooden flooring, rafted ceiling and a GUEST CLOAKROOM with white suite of WC and wall hung wash basin with tiled splash back and wooden flooring. The LOUNGE has a light through aspect with a double glazed window to the front and sliding double glazed patio doors to the conservatory, a wide exposed brick fireplace with gas fired stove and rafted ceiling. There is a SITTING ROOM with a double glazed window to the front, wiring for wall lights, a wall mounted electric fire and an arched, open hatch into the DINING KITCHEN which has a range of wall and base mounted units with butchers block working surfaces, space for a range style cooker with extraction chimney above, sink unit, space for an American style fridge freezer, plumbing for a washing machine, wooden flooring, integrated ceiling lighting, three rear windows and a stable style door to the garden. There is a fully double glazed CONSERVATORY with wiring for wall lights, ceramic tiled floor and double glazed French doors to the rear garden together with an internal door to the garage.

A staircase leads down from the hall to a STUDY / PLAYROOM which is an ideal space for those wishing to work from home with a kneehole desk unit, work surface, shelving, integrated ceiling lighting and a central heating radiator.

A staircase from the hall rises to the first floor landing with two double glazed windows to the rear and wiring for wall lights. There are THREE BEDROOMS, one of which has fitted wardrobes, chests of drawers and cupboards above the bedhead recess, one of which has a built in wardrobe and all of which have double glazed windows to the front. The BATHROOM has a fitted suite with a panelled corner bath together with a separate shower with feature wall with glazed bricks, a vanity unit with wash basin with cupboards and drawers beneath and WC, part tiled walls, a kneehole dressing table with cupboard and draws to one side and mirror behind, a double glazed rear window, integrated ceiling lighting and a chrome towel rail radiator.

OUTSIDE

Home Cottage stands behind a brick built boundary wall with a cast iron gate opening onto a path to the front door with gravelled beds to either side. There is a DRIVEWAY providing and off street parking space and a GARAGE with a remote controlled elevating door, concrete floor, electric light and power and an internal door to the conservatory.

The REAR GARDEN has a paved patio to the side and rear of the property leading to the shaped rear lawn with a central feature terrace, a further covered patio, a timber garden shed and beds and borders.

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.

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

£325,000

EPC: D

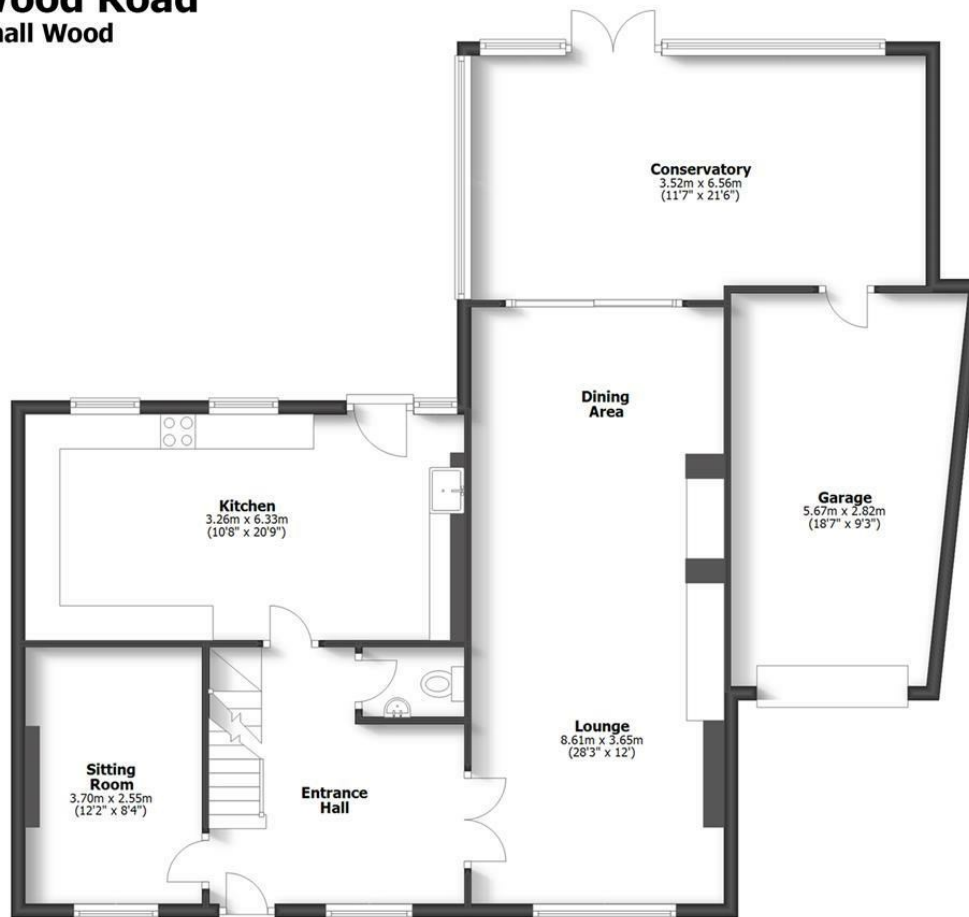
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



42 Wood Road
Tettenhall Wood

HOUSE: 157.3sq.m. 1693sq.ft.
GARAGE: 17.7sq.m. 191sq.ft.
TOTAL: 175sq.m. 1884sq.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

