



2D Woodthorne Grange, Woodthorne Road, Tettenhall, Wolverhampton, West Midlands, WV6 8TP

**BERRIMAN**  
**EATON**



# 2D Woodthorne Grange, Woodthorne Road, Tettenhall, Wolverhampton, West Midlands, WV6 8TP

## INVESTMENT OPPORTUNITY

An appealing Mews house with two bedrooms occupying a prime position with a current AST running until November 2025 with a rent of £925pcm

### LOCATION

Woodthorne Grange is located on the corner of Woodthorne Road and Wergs Road opposite Keepers Lane with excellent access into Wolverhampton City Centre and to the neighbouring Codsall, Perton, Shifnal and Albrighton with convenient access to the motorway links.

### DESCRIPTION

2D Woodthorne Grange occupies the front part of a converted building that was formerly offices occupying an impressive plot. The mews house has its own entrance through the communal courtyard and offers an entrance hall with open plan lounge and kitchen, cloakroom/wc, large master bedroom and bathroom. There is communal parking and gardens and the property is offered with central heating, double glazing and no upward chain.

### ACCOMMODATION

The property is approached over the slabbed courtyard and the front door opens into the ENTRANCE HALLWAY with stairs rising to the first floor landing and a CLOAKROOM with wc, wash hand basin and double glazed sash window to the side. The LOUNGE has a double glazed sash window to the front and a double glazed bay with sash window to the side elevation, Adam style fireplace with marble hearth and inset housing a gas fire, and wiring for wall lights.

The KITCHEN comprises wall and base cupboards with splashback tiling, stainless steel sink unit, gas hob and electric cooker, plumbing for a washing machine, concealed gas fired central heating boiler and double glazed sash window to the side.

The staircase rises to the first floor LANDING which has a double glazed sash window to the side. BEDROOM 1 has double glazed windows to the front and side elevations and BEDROOM 2 has a double glazed sash window to the side. The HOUSE BATHROOM comprises white suite of bath with mixer shower over, wc, wash hand basin and double glazed window to the side.

### OUTSIDE

There are communal GARDENS to the front, side and rear of the property and a communal car park. Properties C / D / E have 5 spaces, which is split as an allocated space per property and the sharing of 2 visitor spaces.

### MANAGEMENT FEE

There is a management fee of £600 per annum payable to Woodthorne Grange Ltd for the upkeep of the communal areas.

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 three of the four main providers are likely to cover the area inside and all four outside

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

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#### Worcestershire Office

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

Offers Around  
£220,000

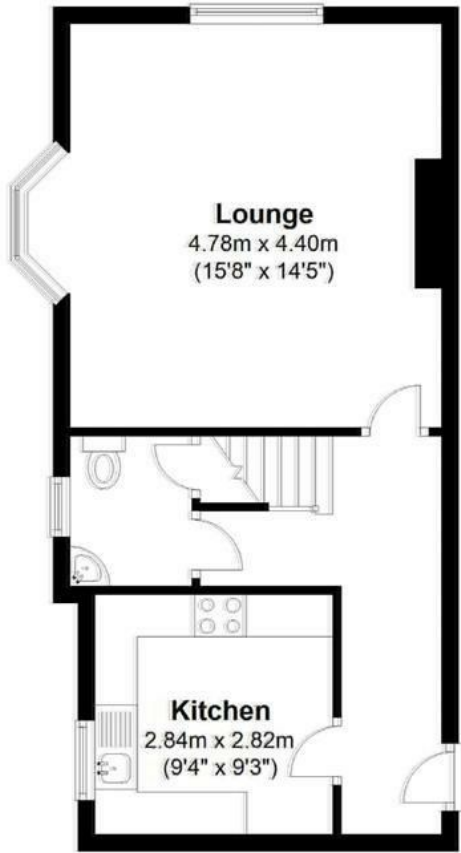
EPC: D

**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.

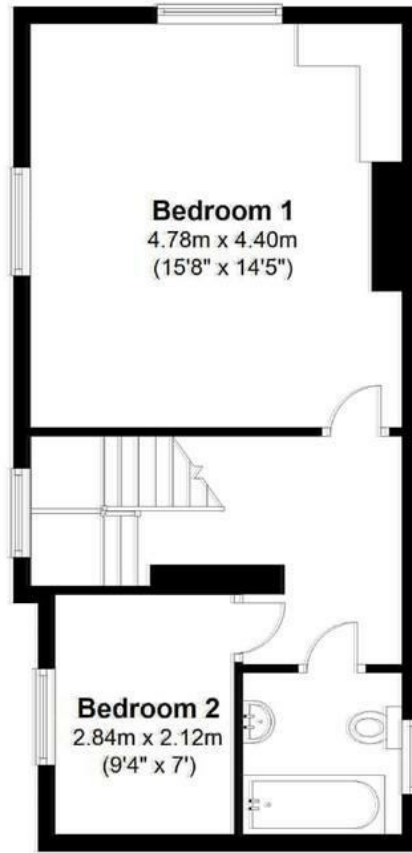
## 2D WOODTHORNE GRANGE TETTENHALL

Approx Overall Floor Area  
TOTAL: 82.9sq.m. 892sq.ft.

FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE



Ground Floor



First Floor





