



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

**BERRIMAN**  
**EATON**

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

## INVESTMENT OPPORTUNITY

A unique opportunity to acquire a well presented mews house in a favoured spot with a current AST running until August 2025 at a rent of £750pcm

### 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

2E Woodthorne Grange occupies the rear 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

A wooden, composite door gives access to the ENTRANCE HALLWAY with staircase rising to the first floor landing and a door to the CLOAKROOM which has a low level wc, pedestal wash hand basin and spotlights. The open-plan KITCHEN AND LOUNGE AREA has double glazed French doors leading out onto a courtyard, two double glazed sash windows overlooking the front elevation, spotlights, decorative coving, laminate flooring throughout and the kitchen area has a range of wall and base units with complementary work surfaces, stainless steel single drainer sink unit with mixer tap, four-ring gas hob with double oven underneath and extractor hood above, space for a fridge freezer and space for a washing machine.

The staircase rises to the first floor LANDING which has double glazed sash windows to the front elevation, spotlights and decorative coving. The BATHROOM is fitted with a white suite comprising bath with shower over and glazed screen, pedestal wash hand basin, low level wc, double glazed opaque sash window to the rear elevation, storage cupboard housing the Worcester Bosch wall mounted, gas fired central heating boiler, chrome heated towel rail and tiled splashback. The BEDROOM has double glazed sash windows to the front and rear elevations, loft access and fitted wardrobes with matching dressing table and spotlights.

### 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.

### SERVICES

We are informed by the Vendors that all mains services are connected COUNCIL TAX BAND B – 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.

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

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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.

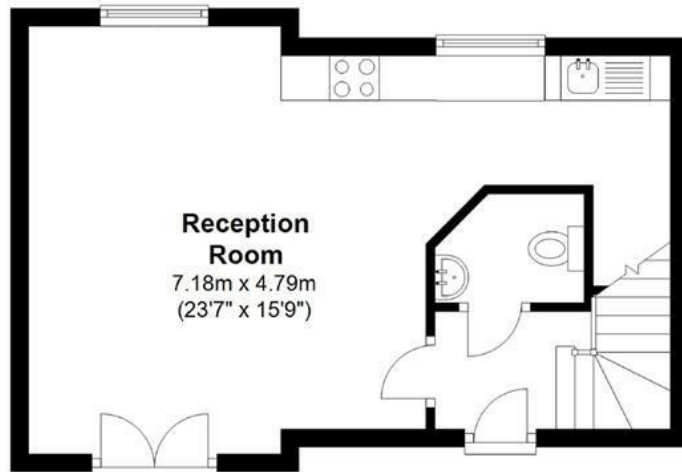
**2E WOODTHORNE GRANGE  
WOODTHORNE ROAD  
TETTENHALL**

Approx Overall Floor Area  
TOTAL: 63.5sq.m. 683sq.ft.

FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE



**First Floor**



**Ground Floor**



