



80A Limes Road, Tettenhall, Wolverhampton, WV6 8RB

BERRIMAN
EATON

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A discreetly situated two bedroom bungalow which stands behind a long, private and gated drive in a much sought-after central village setting

LOCATION

The Bungalow stands well back from Limes Road in a hidden position which stands within walking distance of the excellent and wide ranging local facilities afforded by the fashionable Tettenhall Village, together with the picturesque open spaces of the Upper Green.

The further, more extensive amenities afforded by Wolverhampton City Centre are within convenient reach and regular bus services are nearby.

DESCRIPTION

The Bungalow stands behind a long, private driveway which benefits from electric gates and benefits from secure and very discreet situation. The property has been much improved in recent years and now benefits from quality kitchen and bathroom fittings, double glazing and gas fired central heating.

The residence has been well maintained, benefits from neutral décor, has the further advantage of a garage and there is a delightful and private garden which enjoys an unusually high degree of privacy for a house in this location.

ACCOMMODATION

A double glazed front door opens into a HALL with two useful cloaks and storage cupboards and ceiling coving. The LIVING ROOM is well proportioned with double glazed windows, a living flame canopy gas fire with fluted surround and display shelving to either side, an air conditioning unit, ceiling coving, wiring for wall lights and being open through into the KITCHEN with a range of wall and base mounted gloss fronted contemporary units, a range of integrated Neff applications including an electric hob with filtration unit above, an electric oven and a microwave together with a Hotpoint fridge and freezer, a Bosch dishwasher and a Hotpoint washer dryer. There are quartz working surfaces, a corner carousel unit, an undermounted stainless steel sink, a bin drawer and integrated ceiling lighting.

The PRINCIPAL SUITE has a large double bedroom with a wide bank of fitted wardrobes with sliding mirrored doors, double glazed French doors and windows to the garden, ceiling coving and a well-appointed EN-SUITE SHOWER ROOM with a modern suite with a fully tiled shower, WC and vanity unit with wash basin and cupboard beneath, part tiled floor and walls, a double glazed window and ceiling coving. There is an INNER HALL with, coved ceiling, a double glazed window and BEDROOM TWO is a good size double room with a light corner aspect with double glazed windows to the side and rear, coved ceiling and a vanity unit with wash basin with cupboard beneath. There is a CLOAKROOM with a WC and wall hung wash basin with splash back and a double glazed window and ceiling coving.

OUTSIDE

A private DRIVE laid in brick paviours with wrought iron remote control gates leads off Limes Road. There is lighting to the walls and a parking forecourt laid in brick paviours providing ample off street parking and there is a DETACHED GARAGE. The REAR GARDEN enjoys a surprising degree of privacy with a shaped lawn, large, paved patio, further paved terrace and a timber garden shed. There is an external cold water supply and external lighting.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 some likely and some 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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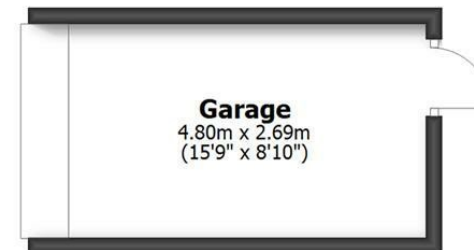
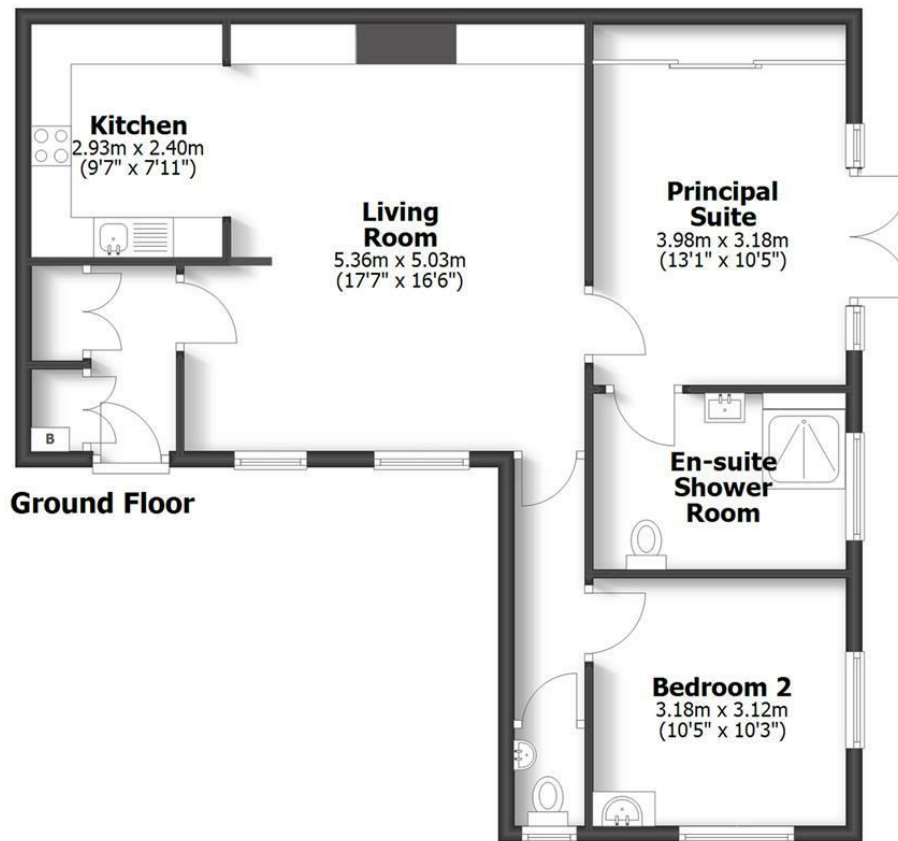
Offers Around
£335,000

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.



80a Limes Road Tettenhall



HOUSE: 74.5sq.m. 802sq.ft.
GARAGE: 12.9sq.m. 140sq.ft.
TOTAL: 87.4sq.m. 942sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

