



2D Shaw Lane, Tettenhall Wood, Wolverhampton, WV6 8EL

BERRIMAN  
EATON



## 2D Shaw Lane, Tettenhall Wood, Wolverhampton, WV6 8EL

A good size family home with well proportioned accommodation over three storeys  
in a sought-after residential location  
NO UPWARD CHAIN

### LOCATION

Shaw Lane lies close to a variety of local facilities within Tettenhall Wood. The further shopping centres of Tettenhall and Compton are nearby, Wolverhampton City Centre is within convenient travelling distance and public transport can be found along School Road. Nursery and primary schools are also available close by together with further schooling being available in both sectors in and around the area.

### DESCRIPTION

2d Shaw Lane is a three storey family home with four good size bedrooms, three bath / shower rooms, a good size lounge and a large dining kitchen. There is an allocated parking space to the rear of the property and access to the property can be gained from the front or back of the property. There is gas central heating and double glazing along with no upward chain.

### ACCOMMODATION

A composite door opens into the HALL with an understairs cupboard with light and a GUEST CLOAKROOM with WC and pedestal wash basin. The LOUNGE is a good size room with a walk in double glazed bay window and a wall mounted, contemporary electric fire. There is a DINING KITCHEN with a range of wall and base units with roll top working surfaces, a stainless steel sink and drainer with a double glazed window over, a cupboard housing the wall mounted boiler, space for a fridge freezer, there are integrated appliances including a washing machine, dishwasher, a four ring gas hob with extractor fan above and electric oven beneath, there is ample space for dining and double glazed French doors opening onto the garden.

Stairs rise to the first floor landing. The PRINCIPAL BEDROOM SUITE has a good size double bedroom with two double glazed windows and an EN-SUITE SHOWER ROOM with a tiled shower cubicle, WC, wash basin with cupboards beneath and a double glazed window. BEDROOM THREE is double in size with a built in wardrobe and double glazed window. BEDROOM FOUR is a good size with a double glazed window and the BATHROOM has a panelled bath, a vanity unit with wash basin with cupboards beneath and WC, heated ladder towel rail, integrated ceiling lighting, a double glazed window and a linen cupboard with slatted shelving.

A further staircase rises to the upper floor with the SECOND BEDROOM SUITE with a good size bedroom with two roof lights and a large under eaves store. The EN-SUITE SHOWER ROOM has a tiled shower cubicle, WC, wash basin with cupboard beneath, heated ladder towel rail, tiled floor and a roof light.

### OUTSIDE

2d Shaw Lane sits behind a low rise wall with wrought iron gates opening onto a front courtyard laid in brick paviours.

There is gated side access to the REAR GARDEN with a stepped, paved patio with shaped lawn beyond, fencing to the borders and a paved path to a garden gate leading to the allocated PARKING SPACE.

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

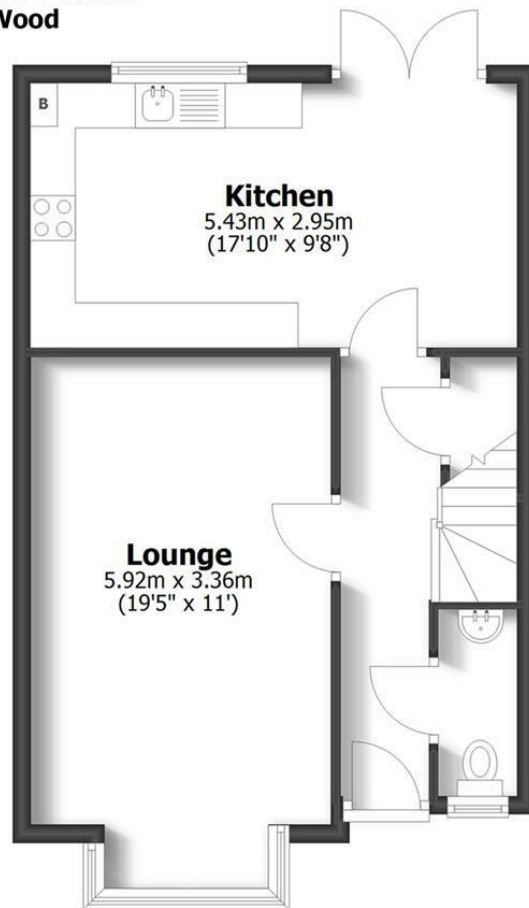
Offers Around  
£299,999

EPC: C

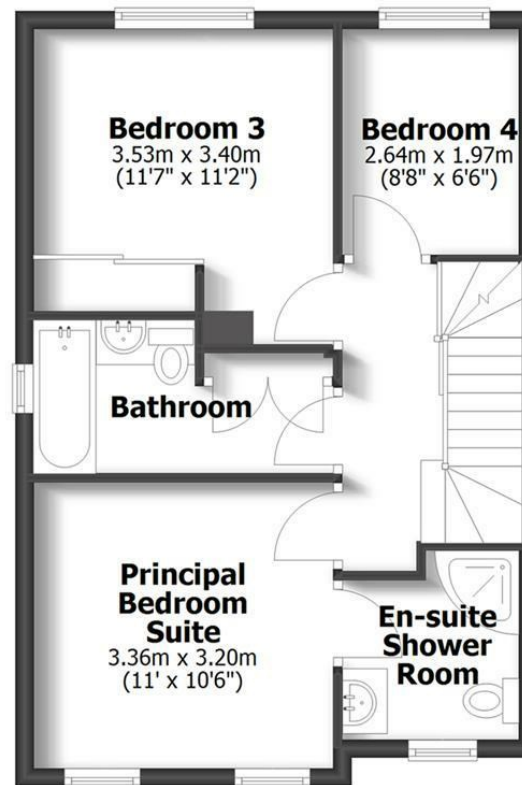
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



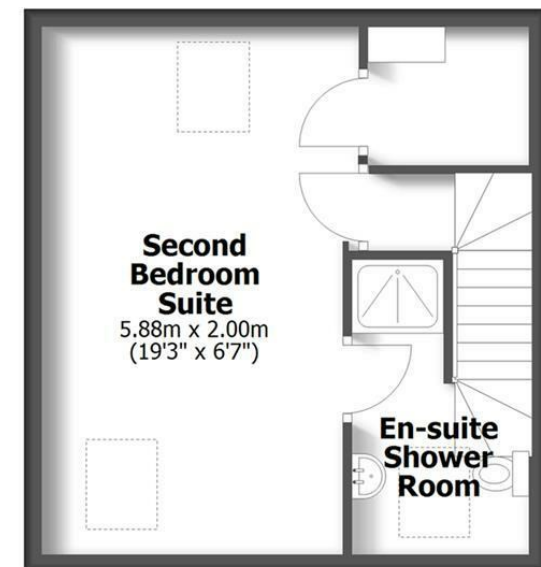
## 2D Shaw Lane Tettenhall Wood



**Ground Floor**



**First Floor**



**Second Floor**

**TOTAL: 122sq.m. 1313sq.ft.**

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



