



41 Mancroft Road, Tettenhall, Wolverhampton, WV6 8RP

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## 41 Mancroft Road, Tettenhall, Wolverhampton, WV6 8RP

An attractive, and extensively modernised, detached residence ideally located for all amenities available at the picturesque village of Tettenhall. The area is well served by a variety of both independent and maintained schools and there is public transport nearby

### LOCATION

Mancroft Road runs between Regis Road and Redhouse Road on the fringe of a prime residential location which is within easy reach of the centre of Tettenhall Village.

The wide range of local amenities afforded by Tettenhall Village centre are within a short walk and there is also easy access to the extensive amenities afforded by the city centre. Furthermore, the area is well served by schooling of high repute in both sectors.

### DESCRIPTION

41 Mancroft Road is an outstanding family home which has recently undergone extensive modernisation and refurbishment. The house offers beautifully presented accommodation over two storeys which is appointed to the highest of standards throughout.

The ground floor layout is ideal for contemporary living requirements with through Living and Dining rooms, a stunning breakfast kitchen and a family room with bi-fold doors opening to the garden, whilst all of the bedrooms are of a good size with a spacious principal bathroom.

The house is tastefully decorated throughout with newly fitted double glazed windows and gas fired central heating system.

### ACCOMMODATION

A UPVC front door and a double glazed side window opens into the HALL with parquet laminate flooring. The THROUGH LOUNGE / DINING ROOM is a well proportioned reception room with ample space for seating with a double glazed bay window to the front and carpet flooring, there is ample space for dining with parquet laminate flooring and double glazed French doors opening to the rear garden. The BREAKFAST KITCHEN is a superb size with a high end range of units, quality appliances, tiled flooring and a double glazed bi-fold doors opening to the side garden. There is an adjoining LAUNDRY with W/C and further storage housing the newly fitted Combination Boiler.

A feature Oak and glass staircase from the hall rises to the first floor landing with a double glazed side window and access to the roof space. BEDROOM ONE is a large double bedroom with a double glazed front window. BEDROOM TWO is a good double room in size with a double glazed window overlooking the rear garden. BEDROOM THREE is a further good size bedroom which has a double glazed window to the rear. There is a contemporary BATHROOM with a panelled bath with shower over with rainfall head and separate hose, WC and double basin vanity unit, part tiled walls, integrated ceiling lighting, a double glazed window and towel rail radiator.

### OUTSIDE

41 Mancroft Road stands in an outstanding corner plot behind a gravelled driveway. There is gated side access to the sizeable SIDE GARDEN with a paved patio from the bi-fold doors and extensive lawn beyond, a further REAR GARDEN with paved patio and lawn area.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND D - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows three of the four main providers have Limited coverage indoors with all four having likely coverage outdoors.

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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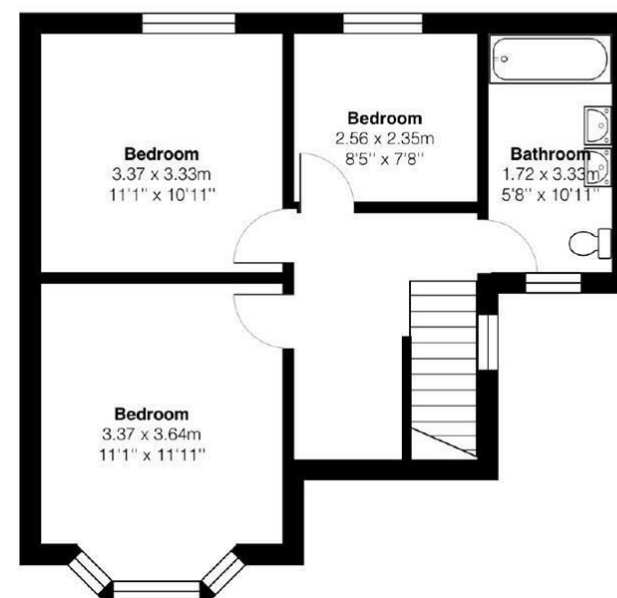
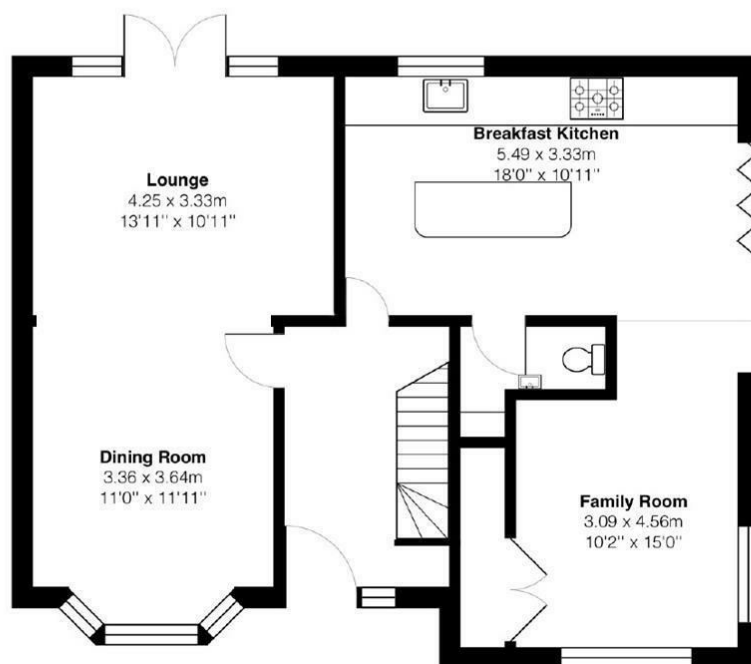
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.



Total Area: 121.9 m<sup>2</sup> ... 1312 ft<sup>2</sup>

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



