



7 Woodhouse Road, Tettenhall Wood, Wolverhampton, WV6 8JL

BERRIMAN
EATON

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A well presented extended three bedroom semidetached residence providing spacious family accommodation over two storeys

LOCATION

Woodhouse Road is conveniently situated within easy distance of Tettenhall Village, Tettenhall Wood and Compton, and the open spaces of Upper Green. The area is well served by a variety of amenities including educational, recreational and a range of local shops. There is regular public transport to Wolverhampton City Centre. The area is well served by schooling in both sectors with close proximity to Tettenhall College and Christchurch Junior and Infants School.

DESCRIPTION

7 Woodhouse Road offers well-proportioned accommodation over both ground and first floors with a lounge, dining kitchen, utility, guest cloakroom, three bedrooms and a house bathroom. The property benefits from double glazing and gas fired central heating. There is a garden to the front and a well maintained enclosed garden to the rear.

ACCOMMODATION

A double glazed door opens into the HALL with laminate flooring, under stairs storage cupboard and a door to the LOUNGE having a double glazed window to the front. The DINING KITCHEN has a range of wall and base units with fitted worktops and tile splash back, breakfast bar, integrated appliances including oven, four ring gas hob with extractor above, dishwasher, integrated ceiling lights, laminate flooring, space for a fridge freezer, double glazed window to the front, a living area with double glazed French door to the rear and a door to the UTILITY housing space for a washing machine and tumble dryer, a wall mounted gas boiler, a double glazed door to the side and GUEST CLOAKROOM with wash hand basin and WC.

Stairs rise to the FIRST FLOORING LANING having a window to the side and rear, access to the loft. BEDROOM ONE is a double room with a double glazed window to the front. BEDROOM Two is also a double room with a window to the front and BEDROOM THREE has a window to the rear. The BATHROOM is a well appointed comprising a panelled bath with rainfall shower over, wash hand basin with vanity cupboard below, WC, and a window to the side.

OUTSIDE

The property has a block paved DRIVEWAY to the front affording off street parking and a low brick wall to the boundary. There is gated side access to the REAR GARDEN which is laid to lawn with a paved pathway to the brick built store providing ample storage space, a double glazed window and door.

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 there is some limited coverage indoor and all four of the main providers have likely coverage outdoor
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

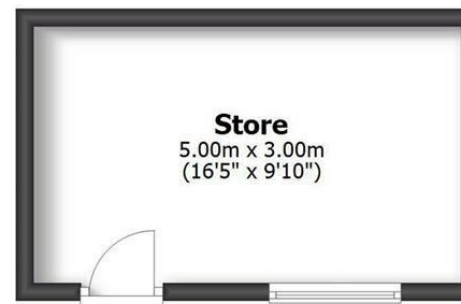
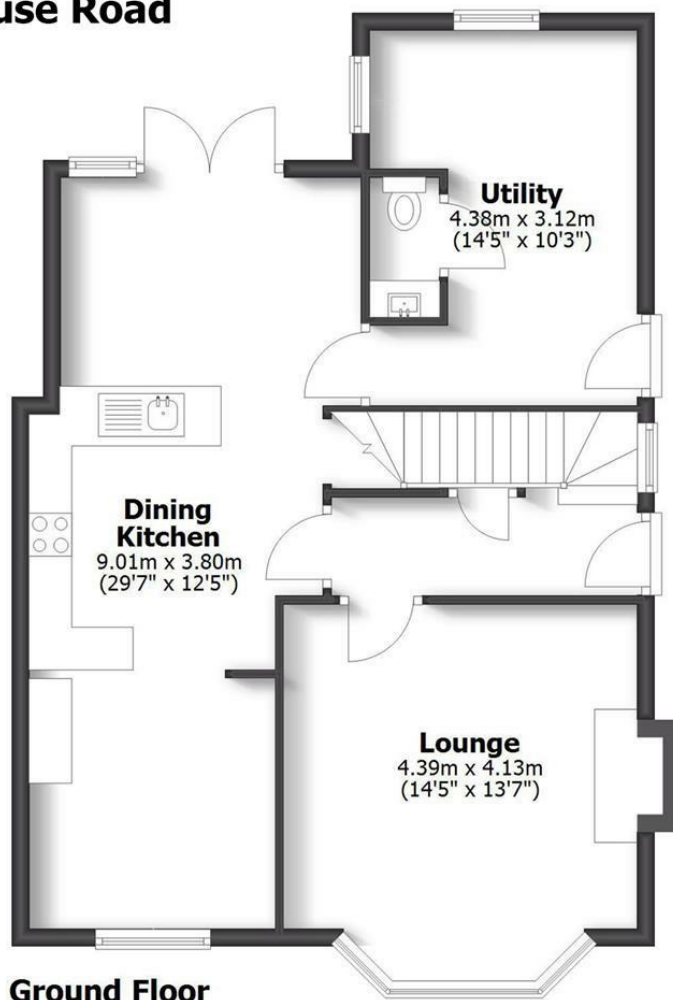
Offers Around
£275,000

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.



7 Woodhouse Road Tettenhall Wood



HOUSE: 109.5sq.m. 1179sq.ft.
STORE: 15.0sq.m. 162sq.ft.
TOTAL: 124.5sq.m. 1341sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

