



Tall Pines, 78c Wrottesley Road, Tettenhall, Wolverhampton, WV6 8SH

Tall Pines, 78c Wrottesley Road, Tettenhall, Wolverhampton, WV6 8SH

A beautifully positioned single storey residence standing at the end of a gated drive leading off the prestigious Wrottesley Road

LOCATION

The local facilities provided by Tettenhall Village are nearby, the picturesque open spaces of the Upper Green are within walking distance, there is easy travelling to the City Centre and the area is particularly well served by schooling in both sectors.

DESCRIPTION

78c Wrottesley Road is a well located bungalow providing well proportioned accommodation throughout which is versatile in use and which provides either two or three bedrooms depending on buyers preferences.

The bungalow has been well maintained over the years and benefits from well appointed kitchen and bathroom suites, double glazing and gas fired central heating.

One of the principal attractions of the residence is the superb plot within which it stands. A long drive leading off Wrottesley Road provides secure, gated access to just two bungalows and the property has a generous frontage and a charming garden to the rear.

ACCOMMODATION

A double glazed front door opens into the PORCH with tiled flooring, double glazed windows and a part glazed and panelled door with double glazed side panel opening into the HALL which provides a good sized entrance to the bungalow with ceiling cornice, an airing cupboard with hot water cylinder and slatted shelving and a built in cloaks and storage cupboard. The LOUNGE is an excellent room in size with a light corner aspect with a double glazed bay window to the front and a further double glazed window to the side, a living flame coal effect gas fire standing in a formal fireplace with pink marble hearth and slips, wiring for wall lights, ceiling coving and glazed double doors opening into the DINING ROOM which has a double glazed side window and ceiling cornice. The BREAKFAST KITCHEN has a well appointed range of wall and base mounted cupboards with Corian working surfaces and coordinating fitted breakfast table, a four ring gas hob with filtration unit above, an integrated double electric oven, an integrated fridge, a built in dishwasher, tiled floor, dado rail, coved ceiling, integrated ceiling lighting, a double glazed window overlooking the rear garden and a door to the LAUNDRY with fitted cupboards, plumbing for a washing machine, stainless steel sink, wall mounted Valliant gas fired central heating boiler, tiled floor and an external side door.

BEDROOM ONE is a double room in size with an extensive range of fitted furniture including ample wardrobe space, chest of six drawers, bedside tables with display units above and cupboards over the bedhead recess, ceiling coving, a double glazed window overlooking the rear garden and an EN-SUITE SHOWER ROOM with a well appointed suite with a fully tiled corner shower, vanity unit with inset wash basin, WC with concealed flush and base mounted cupboards together with cupboards above, tiled walls, integrated ceiling lighting and a double glazed window. BEDROOM TWO is also a double room in size with a walk in double glazed bay window to the front, fitted bedroom furniture including wardrobes, chest of three drawers, display unit and cupboards over the bedhead recess and ceiling coving. The HOUSE SHOWER ROOM has a well appointed suite with a fully tiled corner shower, vanity unit with inset wash basin, WC with concealed flush, cupboards and drawers, tiled walls, Amtico flooring, integrated ceiling lighting, coved ceiling and a double glazed window. BEDROOM THREE / SITTING ROOM has ceiling coving and double glazed French doors opening into a CONSERVATORY which is fully double glazed with ceramic tiled floor, French doors to the garden and a wall mounted electric heater.

OUTSIDE

The property is approached over a long drive leading off Wrottesley Road through remote controlled electric gates which leads to just two properties. The bungalow itself has a generous, private frontage with a DRIVEWAY laid in tarmac providing ample off street parking and there is a detached DOUBLE GARAGE with a remote controlled electric elevating door, electric light and power, a double glazed side window and glazed side door. There is gated access to either side of the house to a delightful REAR GARDEN with a paved patio, shaped lawn, SUMMER HOUSE and well stocked beds and borders with evergreen trees providing a good degree of privacy and a timber garden shed.

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

COUNCIL TAX BAND F - 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 have likely 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.

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
£595,000

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.



78C WROTTESLEY ROAD TETTENHALL

BUNGALOW: 131.5sq.m. 1415sq.ft.
GARAGE: 28.8sq.m. 310sq.ft.
TOTAL: 160.3sq.m. 1725sq.ft.

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



