



27 Mount Road, Tettenhall Wood, Wolverhampton, WV6 8HR

BERRIMAN
EATON

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A superbly situated four bedroom family home with well proportioned and well presented accommodation throughout.

LOCATION

The property stands in a superb position in a sought after residential area within easy walking distance of the centre of Tettenhall with its wide range of local facilities.

The further amenities of Tettenhall Wood and Compton are within easy reach, the area is well served by schooling in both sectors and regular bus services run nearby.

DESCRIPTION

27 Mount Road is a deceptively spacious family home with rooms of generous proportions to both ground and first floors. The property has been well maintained over the years and has recently been improved by the amalgamation of the kitchen and adjoining former sitting room to create a superb living kitchen. There are modern kitchen and bathroom suites, double glazing and gas fired central heating.

The house stands in a generous plot with a wide frontage and a delightful, part walled rear garden.

ACCOMMODATION

An open PORCH has a double glazed front door with matching panels to either side opening into the HALL with parquet flooring and a useful cloaks and storage cupboard. There is a GUEST CLOAKROOM with a contemporary white suite with WC and pedestal basin, tiled floor, tiled walls with mosaic relief and a double glazed window. The principal reception room is a superb room in portion with ample space for both LOUNGE and DINING AREAS. The room has a light, through aspect with double glazed bow window to the front and double glazed windows and French doors to the garden, a feature York Stone fireplace with fitted canopy gas fire, wiring for wall lights and ceiling coving. There is a stunning LIVING KITCHEN which has recently been refurbished to an exceptional standard to create the focal point of the ground floor. The kitchen area has a comprehensive range of wall and base cupboard and there is a coordinating centre island with breakfast bar. There is a five ring Rangemaster gas hob with filtration unit above and glazed back panel, an integrated Rangemaster electric double oven, an integrated fridge and freezer, an integrated dishwasher, a sink with boiling water tap, underfloor heating and a double glazed window overlooking the rear garden. The seating area has a double glazed window and French door to the garden, a feature end wall which is part panelled and which has wiring for a wall mounted TV and a contemporary electric fire with the entire room having ceramic floor tiling, underfloor heating and integrated ceiling lighting. The kitchen is open plan through into the COFFEE ROOM / BAR with wall and base mounted units, a wine cooler, ceramic tiled floor, integrated ceiling lighting, underfloor heating a double glazed side door and window and an internal door to the garage. There is underfloor heating to the living kitchen and the coffee room / bar.

A contemporary staircase with glazed balustrading rises from the hall to the galleried first floor landing with glazed balustrading, ceiling coving, access to the roof space and a store. The PRINCIPAL SUITE has a double bedroom with a double glazed window to the front, fitted wardrobes, coved ceiling and an EN-SUITE SHOWER ROOM with a well appointed, contemporary suite with a fully tiled shower, wall hung wash basin and WC, tiled floor, tiled walls, double glazed window and a chrome towel rail radiator. BEDROOM TWO is a good double room in size with a wide bank of fitted wardrobes, coved ceiling and a double glazed window to the rear. BEDROOM THREE is a good double room in size with coved ceiling and a double glazed rear window and BEDROOM FOUR is also a good room in size with a double glazed window to the rear. The BATHROOM has a well appointed white suite with a panelled, corner bath with shower over and mixer tap with pencil hose attachment, WC and vanity unit with wash basin with drawer and cupboards beneath, tiled floor, tiled walls, a double glazed window and a chrome towel rail radiator.

OUTSIDE

The house stands well back from the road behind a wide frontage with a shaped front lawn and a DRIVEWAY laid in tarmacadam providing ample off street parking. There is a GARAGE with a remote controlled elevating door, electric light and power, a Worcester Bosch central heating boiler together with a pressurised hot water cylinder, plumbing for a washing machine, a side window and an internal door to the laundry.

There is gated side access over a paved path to the delightful, part walled rear garden with a shaped lawn, a paved patio and a paved terrace.

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 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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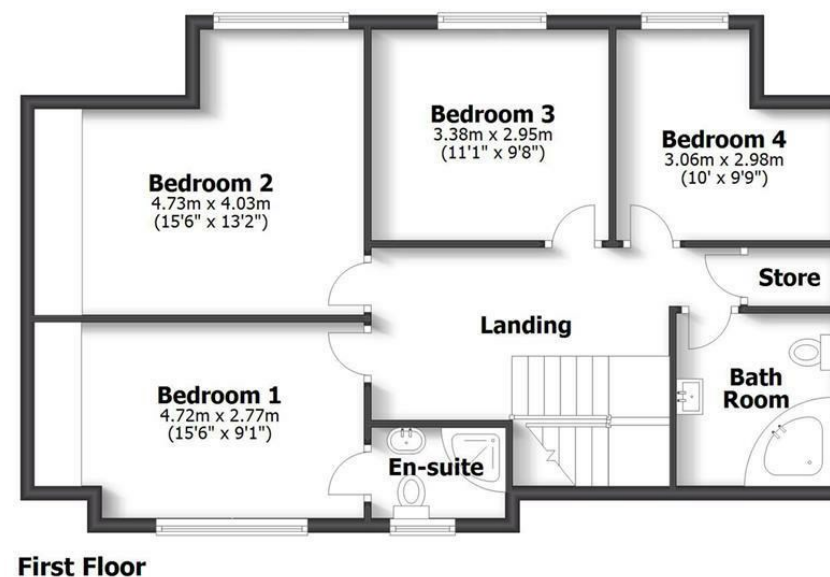
Offers Around
£525,000

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.



27 MOUNT ROAD TETTENHALL WOOD



HOUSE: 152.5sq.m. 1641sq.ft.
 GARAGE: 25.0sq.m. 269sq.ft.
TOTAL: 177.5sq.m. 1910sq.ft.

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

