



22 Hinckes Road, Tettenhall, Wolverhampton, WV6 8RJ

BERRIMAN
EATON

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A deceptively large three bedroom detached property with extended accommodation to the ground floor offering flexibility of use

LOCATION

Hinckes Road runs between Redhouse Road and Regis Road in easy walking distance of the centre of the picturesque village of Tettenhall which provides a full range of local facilities which are ideal for everyday needs. There is also a local convenience store at the corner of Regis Road and Mancroft Road and there is easy access to the City Centre.

The open spaces of the Upper Green are within walking distance and, furthermore, the area is particularly well served by schooling in both sectors.

DESCRIPTION

22 Hinckes Road has been extended by converting the former garage into a store, laundry and sitting room which now gives the property flexibility of use to the ground floor. There are two further reception rooms, a contemporary kitchen and a guest cloakroom. The first floor has three bedrooms and a bathroom. There is ample parking to the front with a full width driveway, a car port and a beautifully planted rear garden.

ACCOMMODATION

A double glazed front door with matching side panels opens into the HALL with parquet flooring, an eye catching arched window to the living / dining room and a useful, large cloaks and storage cupboard, wiring for wall lights, coved ceiling and a GUEST CLOAKROOM with WC, pedestal wash basin, tiled floor and part tiled walls. The LOUNGE has a double glazed bay window to the front, a cast iron stove set in a recess with wooden mantle, wiring for wall lights and coved ceiling. The LIVING / DINING ROOM has a double glazed window and door to the rear garden, parquet flooring, an electric fire set in a formal surround, wiring for wall lights and coved ceiling. The KITCHEN has a range of contemporary wall and base units with granite working surfaces with tiled splash back and under cupboard lighting, a double undermounted sink set in a double glazed bay window, space for a range style cooker with a Stoves extractor fan above, space for an American style fridge freezer, integrated dishwasher, a concealed wall mounted boiler, tiled floor and a double glazed window and door to the rear garden along with a useful understairs store.

The garage has been converted and is now a SITTING ROOM with a double glazed window and door to the rear garden and a LAUNDRY with a range of wall mounted units with plumbing and space for a washing machine and tumble dryer, a sink and drainer, wood laminate flooring and a door to the STORE with a door to the drive, concrete floor and electric light and power.

Stairs with part panelled walls and a double glazed window to the side rise to the first floor landing with access to the loft and coved ceiling. BEDROOM ONE is a good size double with a double glazed bay window to the front, a range of fitted wardrobes, coved and corniced ceiling. BEDROOM TWO is a good size double with a double glazed window to the rear garden, built in wardrobes housing the hot water tank and coved ceiling. BEDROOM THREE has a double glazed window to the front and coved ceiling. The BATHROOM has a panelled bath with shower over, pedestal wash basin, WC, tiled floor and walls and a double glazed window.

OUTSIDE

22 Hinckes Road sits behind a full width gravel DRIVE affording parking for several vehicles with double doors opening into a covered CAR PORT with an opening to the rear garden with a patio wrapping around the side and rear with the GARDEN having a shaped lawn, planted beds and borders, two sheds and a covered area with electrical points, external cold water supply and external lighting.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – 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 one 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.

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Offers Around
£425,000

EPC: E

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.



22 Hinckes Road Tettenhall



HOUSE: 131.7sq.m. 1418sq.ft.
STORE: 7.0sq.m. 76sq.ft.
TOTAL: 138.7sq.m. 1494sq.ft.

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



