



1 Woodthorne Road, Tettenhall, Wolverhampton, WV6 8TU

BERRIMAN
EATON





1 Woodthorne Road, Tettenhall, Wolverhampton, WV6 8TU
A large bungalow occupying a corner plot of almost 0.5 acres with a one bedroom annex

1 WOODTHORNE ROAD
TETTENHALL



Ground Floor

BUNGALOW: 222.3sq.m. 2393sq.ft.
GARAGE: 19.8sq.m. 213sq.ft.
TOTAL: 242.1sq.m. 2606sq.ft.

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

LOCATION

Woodthorne Road is within the prime residential area of Wolverhampton. The wide ranging amenities and facilities around Tettenhall Green are easily accessible as is the shopping centre at Perton and the City Centre is within easy reach. The area is well served by schooling in both sectors and regular bus services run along Wergs Road.

DESCRIPTION

1 Woodthorne Road is a large bungalow with an annex which offer versatile living spaces. The bungalow has three reception rooms, four bedrooms and a bathroom whilst the annex has an open plan living space with a bedroom and a shower room. There are decorative wall and ceiling mouldings throughout, double glazing and gas central heating. The plot is well screened from the road with planted and flowering beds and external lighting throughout the driveway and gardens.

ACCOMMODATION

Glazed double doors open into the HALL with a double glazed window to the side, wiring for wall lights and a useful storage cupboard. The GUEST CLOAKROOM has a WC and wash basin. The DINING ROOM is a good size with wiring for wall lights and a double glazed window. The KITCHEN has a range of wall and base units with roll top working surfaces, part tiled splash back, there is a Villeroy and Boch sink and drainer, space for an American style fridge freezer, space for a Rangestyle cooker, with a Stoves extractor fan over, space for a dishwasher, double glazed window to the front, tiled flooring and integrated ceiling lighting. The LAUNDRY is a good size with plumbing for a washing machine and tumble dryer, stainless steel sink, a wall mounted Worcester boiler and a pressurised hot water cylinder and a double glazed window and door to the rear. The LOUNGE has parquet flooring with double glazed French doors to the rear garden, a feature curved window wall, wiring for wall lights, a cast iron coal burning stove with stone hearth and a door to the SITTING ROOM with double glazed window and door to the side, wiring for a wall mounted TV, a cast iron stove and a door to an INNER HALL with a reduced width flight of steps to the loft.

The PRINCIPAL BEDROOM is a good size double with double glazed windows to two elevations, a range of fitted wardrobes, integrated ceiling lighting, wiring for wall lights and a vanity unit with sink and cupboards beneath and mirror over. BEDROOM TWO is a good size double with double glazed windows to the front and rear and wiring for wall lights. BEDROOM THREE is a double room with a double glazed window overlooking the garden and wood laminate flooring. The STUDY / BEDROOM FOUR has a range of fitted furniture, a double glazed window and access to the loft. The BATHROOM has an oversized jet air bath, WC, wash basin with drawer beneath, tiled multijet shower, tiled flooring, integrated ceiling lighting and a double glazed window.

OUTSIDE

1 Woodthorne Road occupies a corner position at the junction with Wergs Road with screening firs surrounding the plot. A DRIVEWAY leads from Woodthorne Road and provides ample off street parking for several vehicles and a GARAGE with an up and over door, electric light and power. There is a large area of lawn to the front of the plot, a bin and wood store and gated side access to the REAR GARDEN with paved patios with planted beds and borders with external lighting, a raised decked area of seating and a WORKSHOP with double doors and a gated dog pen.

ANNEX

Double glazed patio doors open into the LIVING / DINING/ KITCHEN with wooden flooring throughout. The kitchen area has a range of wall and base units with butchers block working surfaces, a sink, an integrated washing machine, a larder and space for a fridge, there is ample space for both seating and dining and a door to the BEDROOM with wooden flooring, double glazed patio doors to the front, a range of fitted furniture including wardrobes, bedside cupboards, drawers and cupboards over the bedhead recess and an EN-SUITE SHOWER ROOM with a tiled shower cubicle, vanity unit with wash basin, cupboards, WC and a storage cupboard with shelving housing the Worcester Bosch boiler.

SERVICES

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

COUNCIL TAX BAND F – Wolverhampton

COUNCIL TAX BAND for the Annex A – 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.

Offers Around £895,000

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.







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