



55 Woodcote Road, Tettenhall, Wolverhampton, WV6 8LG

BERRIMAN
EATON

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A well situated freehold detached four bedroom family home standing in a superb position within easy walking distance of Tettenhall Village Centre.

LOCATION

55 Woodcote Road stands in a lovely position forming part of an established and highly sought after residential development which stands close to the heart of Tettenhall Village.

The comprehensive amenities afforded by the village centre itself are within easy walking distance and there is convenient travelling to the city centre. Regular bus services run along Wood Road and the area is particularly well served by schooling in both sectors.

DESCRIPTION

The property is a detached family home providing well-proportioned living accommodation over ground and first floors. The property benefits from double glazed windows, gas fired central heating, a driveway and well maintained rear garden.

To the ground floor there is a good size lounge, dining room, breakfast kitchen and conservatory and to the first there are four bedrooms and a family bathroom.

ACCOMMODATION

A double glazed door opens into the HALL with laminate flooring, a double glazed side window and GUEST CLOAKROOM with WC, wash basin, double glazed window and built in storage cupboard. The LOUNGE is a good size with laminate flooring, coved ceiling, double glazed window to the front and double glazed French doors into the CONSERVATORY with double glazed windows and a further set of French doors to the rear patio. A door from the Lounge opens into the BREAKFAST KITCHEN comprising wall and base mounted units with fitted work tops and breakfast bar, integrated oven, gas hob, dishwasher and fridge freezer, a wall mounted gas boiler, double glazed rear window and a double glazed door to the side elevation. The DINING ROOM has laminate flooring and double glazed front window.

Stairs rise to the FIRST FLOOR LANDING with loft access. BEDROOM ONE is a double room with built in wardrobes and double glazed window to the front. BEDROOM TWO is also a double room in size with a double glazed front window. BEDROOMS THREE and FOUR both have double glazed rear windows. The BATHROOM comprises a well appointed suite with panelled bath, tiled shower cubicle with rainfall shower, wash basin with vanity draws below and a double glazed window.

OUTSIDE

The property stands behind a pleasant frontage with a shaped lawn and block paved DRIVEWAY providing off street parking, a carport and a GARAGE offering ample storage space with a glazed rear window. Gated access opens into the well maintained REAR GARDEN with a range of shrubbery, paved patio and shaped lawn.

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 there is limited to no coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low.

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Offers Around
£430,000

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.



55 WOODCOTE ROAD TETTENHALL



HOUSE: 110.6sq.m. 1190sq.ft.
 GARAGE: 13.8sq.m. 148sq.ft.
TOTAL: 124.4sq.m. 1338sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

