



74 Woodthorne Road South, Tettenhall, Wolverhampton, WV6 8SL

BERRIMAN  
EATON



## 74 Woodthorne Road South, Tettenhall, Wolverhampton, WV6 8SL

A well-presented and maintained four-bedroom property set on a generous plot with ample off-street parking. The property boasts a delightful rear garden enjoying a good degree of privacy.

### LOCATION

A wide range of local amenities and facilities are available within Tettenhall Village, Tettenhall Wood and the Compton Shopping Centre whilst further amenities provided by Perton and the City Centre itself are within easy reach.

One of the principal attractions of the area is that it is particularly well served by schooling of much note across both sectors.

### DESCRIPTION

This well-proportioned family home offering versatile living with two reception rooms, a modern breakfast kitchen, utility and WC to the ground floor. Upstairs features four good size bedrooms and a family bathroom, whilst outside provides ample off-street parking and a beautiful rear garden offering a good degree of privacy.

### ACCOMMODATION

The front door opens into the PORCH with tiled flooring, glazed windows, inset ceiling down lighters and a further door opens into the HALL having wooden flooring, understairs storage cupboard and door to the LOUNGE which is a superb size having a stone effect feature fireplace with gas fire, wooden flooring, double glazed window to the front and double glazed sliding doors opening into the CONSERVATORY with double glazed French doors and windows, enjoying a lovely view over the rear garden. The DINING ROOM has Karndean flooring, double glazed rear window and door into the BREAKFAST KITCHEN comprising a range of wall and base mounted shaker style cupboards with fitted worktop and tiled splash back, an integrated oven, gas hob with extractor over and dishwasher, a stainless steel sink and drainer, inset ceiling down lighters, space for a fridge freezer, double glazed rear window, door to the INNER LOBBY having access to the double garage, double glazed side door and UTILITY ROOM with wall and base mounted cupboards, space for a washing machine, inset ceiling downlighters, WC, and a double glazed window to the rear.

Stairs rise to the FIRST FLOOR LANDING having a double glazed side and rear window, access to the loft. BEDROOM ONE is a good size double room with a large double glazed window to the front. BEDROOM TWO is a dual aspect double room with double glazed window. BEDROOM THREE has fitted storage units, double glazed window and BEDROOM FOUR has a window to the front elevation. The FAMILY BATHROOM is a well appointed suite comprising a tiled shower cubicle with rainfall shower head and separate shower attachment, panelled bath, vanity unit with wash hand basin and cupboard beneath, WC, chrome heated towel rail, inset ceiling down lighters and a double glazed window to the side

### OUTSIDE

The property features a spacious DRIVEWAY with hedged borders, providing ample parking space, GARAGE equipped with electric light, power, wall-mounted Ideal gas central heating boiler, and an up-and-over door. Gated access leads to a superb REAR GARDEN with a paved terrace, shaped lawn, well-stocked flower beds, hedged borders, and useful garden sheds, offering a private outdoor space.

We are informed by the Vendors that all mains services are connected  
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 / Ultrafast are available  
Mobile – Ofcom checker shows there is limited and likely 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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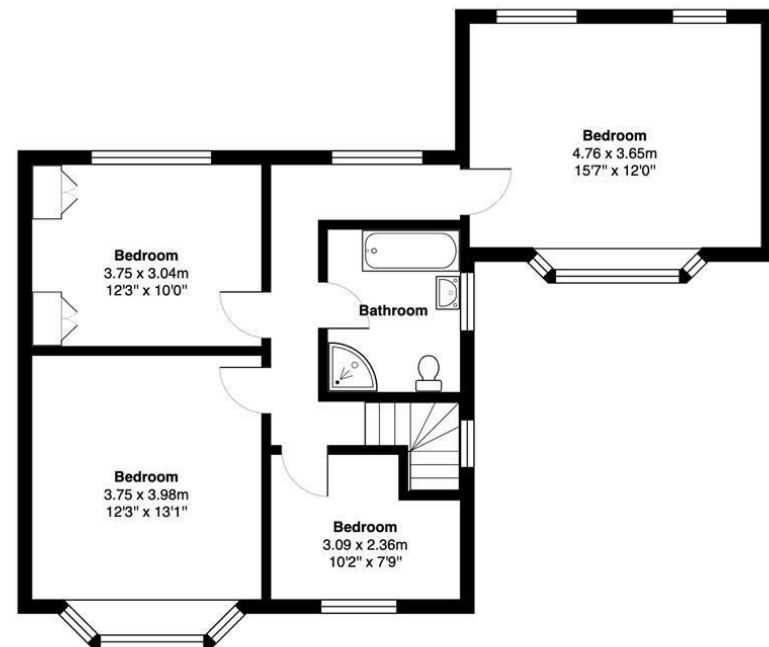
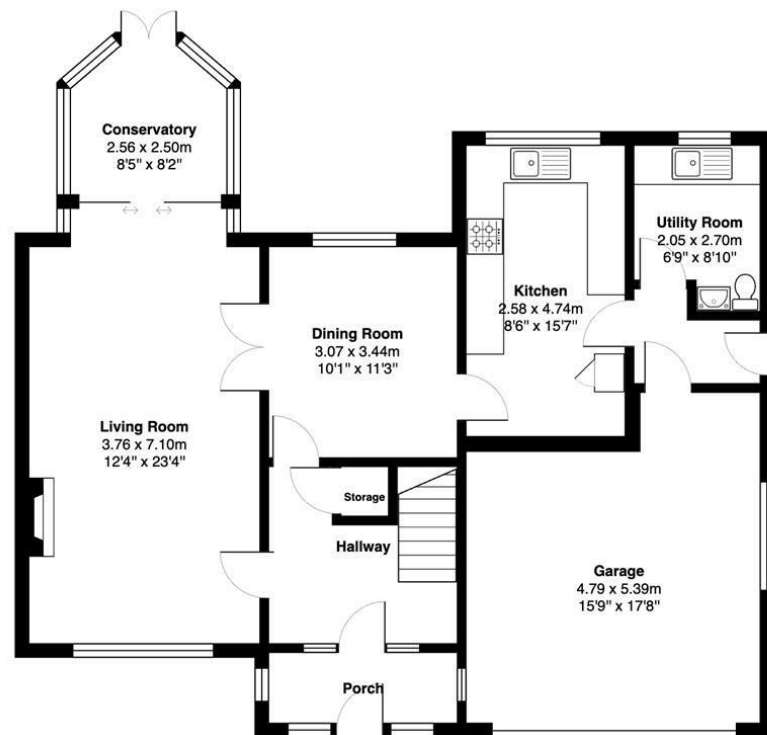
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Offers Around  
£599,950

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.



Total Area: 172.9 m² ... 1861 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



