



19 Midhurst Grove, Tettenhall, Wolverhampton, WV6 8XN

BERRIMAN
EATON

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A substantial four bedroom detached property providing well-proportioned accommodation over two storeys situated in a convenient location near the village centre.

LOCATION

Midhurst Grove is a small cul-de-sac leading off Wrottesley Road in a prime residential area and within walking distance of Tettenhall. The village has a thriving centre with a full range of local, everyday shopping facilities and the picturesque open spaces of the Upper Green are nearby. Regular bus services run along Wergs Road and the city centre is within easy reach.

DESCRIPTION

19 Midhurst Grove is a fine detached residence, providing rooms of generous proportions throughout. There are two reception rooms to the ground floor, along with a large breakfast kitchen, laundry, office and guest cloak room, to the first floor the property benefits from four bedrooms and two shower rooms. The property sits on a large plot with an excellent frontage and a delightful, private garden to the rear.

ACCOMMODATION

A double glazed door opens into the PORCH having tiled flooring, integrated ceiling lights, double glazed windows and a further double glazed door to the ENTRANCE HALL with a coved ceiling, ceiling rose, an under stairs storage cupboard and GUEST CLOAK ROOM containing a WC, vanity unit with cupboards below and wash basin. A door from the hall opens into the dual aspect LOUNGE, a fireplace with gas stove, coved ceiling, dado rail, a double glazed window to the front and double glazed French doors that open into the CONSERVATORY sitting on a low brick base with double glazed doors and windows above. The DINING ROOM has tiled floor, dado rail, coved ceiling, double glazed window to the rear and a door in to the sizable BREAKFAST KITCHEN comprising comprehensive range of wall and base shaker style units with fitted work top and coordinating centre island with further storage cupboards and a stainless steel sink unit. There is a range of integrated appliances including, dishwasher, oven and a range cooker with extractor fan above, sink and drainer unit and space for a fridge freezer, a double glazed door to the rear garden, double glazed window to the side and rear elevation and a door into the LAUNDRY with space for a washing machine and tumble dryer, wall mounted cupboard and a further door to the OFFICE where the wall mounted Worcester Bosch boiler is situated, a double glazed window to the side, door to the GARAGE having electric light and power, up and over door and a range of fitted storage cupboards.

Stairs with wooden balustrade lead to the FIRST FLOOR LANDING where there is an airing cupboard providing storage space. The PRINCIPAL BEDROOM is a double room, with a dressing area having integrated ceiling lights, fitted wardrobes, double glazed window to the front and rear and an ENSUITE SHOWER ROOM comprises tiled floor, WC, vanity unit with cupboards below and wash basin and a double glazed window to the rear elevation. BEDROOM TWO is a double room, there is a double glazed window to the front and fitted wardrobes. BEDROOM THREE has a double glazed window to the rear and BEDROOM FOUR to the front with fitted storage shelves and wardrobe. The PRINCIPAL SHOWER ROOM comprises two walk in shower cubicles, tiled walls and flooring, vanity unit with cupboard and wash basin, WC, integrated down lights and a double glazed window to the rear.

OUTSIDE

The property stands in a considerable plot, there is a block paved driveway affording parking for several vehicles, shaped lawn, paved pathway to the front porch and gated access to both sides, opening into the charming rear garden, with mature shrubs and hedged boarder.

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 / Superfast / Ultrafast are available

Mobile – Ofcom checker shows two of the four main providers are likely to cover the area

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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£565,000

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.



**19 MIDHURST GROVE
TETTENHALL**

HOUSE: 159.8sq.m. 1720sq.ft.
 GARAGE: 10.1sq.m. 108sq.ft.
TOTAL: 169.9sq.m. 1828sq.ft.

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



