



24 Woodcote Road, Tettenhall, Wolverhampton, WV6 8LP

BERRIMAN
EATON

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

LOCATION

24 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 and gas fired central heating.

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

ACCOMMODATION

A double glazed door with double glazed window to the side opens into the PORCH having tiled floor and a further glazed door to the ENTRANCE HALL with a storage cupboard and access to SHOWER ROOM with wash hand basin, WC and double glazed window to the front. The LOUNGE is a superb size having a double glazed bay window to the front, double glazed sliding door to the rear, feature brick fireplace with gas fire and a door to the DINING ROOM with double glazed window providing a pleasant view over the rear garden. The KITCHEN comprises a comprehensive range of wall and base mounted units with fitted work top, tiled flooring, a range of integrated appliances including electric oven, gas hob, dishwasher and stainless steel sink and drainer unit, space for a fridge freezer, integrated ceiling lights, double glazed windows to the rear, door to the side and a wall mounted gas fired central heating boiler.

The first floor LANIDNG has a double glazed window to the side. The PRINCIPAL BEDROOM has a double room with a double glazed window to the front, fitted wardrobes with mirrored sliding doors and tiled shower cubicle. BEDROOMS TWO and THREE are double rooms with fitted wardrobe and double glazed windows to the rear. The BATHROOM has a panelled bath, wash hand basin, WC, part tiled walls and a double glazed windows to the front elevation.

OUTSIDE

The property stands on a large plot with a DRIVEWAY providing parking for several vehicles, a shaped lawn and paved pathway to the front door. There is a DOUBLE GARAGE with electric roller door and double glazed door to the side. There is gated side access to the REAR GARDEN with a paved patio and a 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 the four main providers have limited coverage inside and are likely to have coverage outside

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

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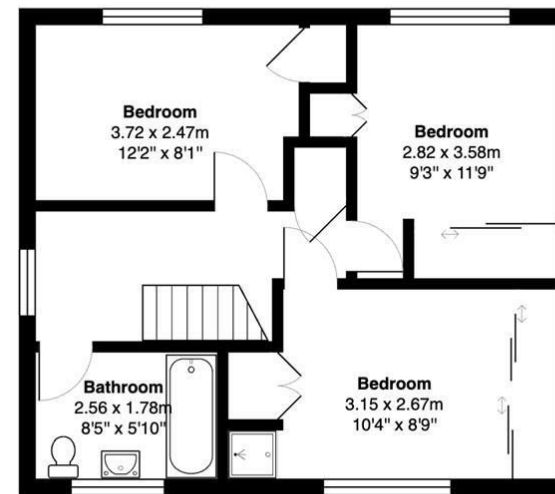
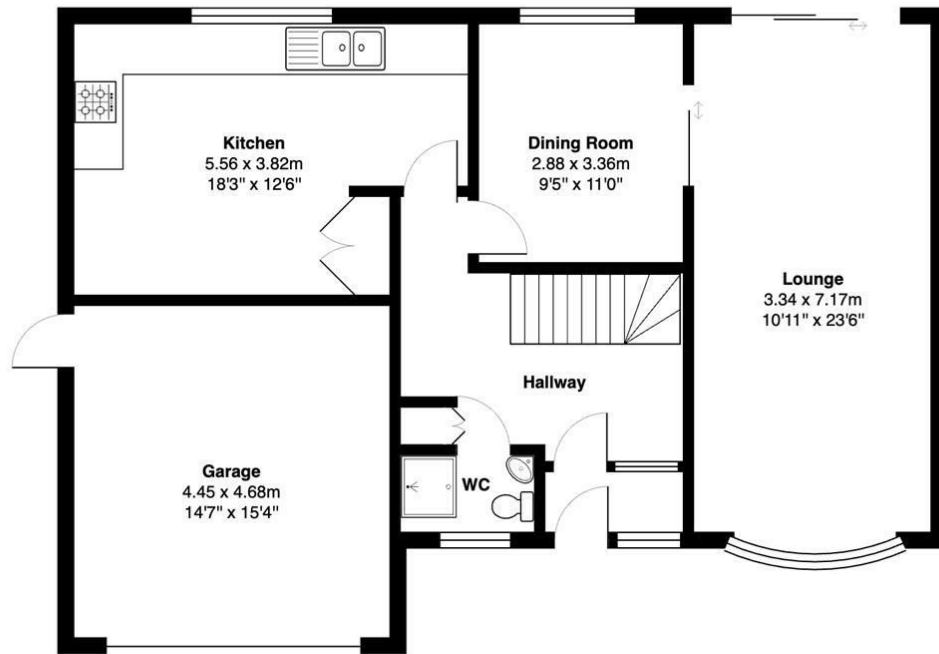
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www.berrimaneaton.co.uk

Offers Around
£395,000

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.



Total Area: 141.1 m² ... 1518 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)

