



41 Woodcote Road, Tettenhall

A Deceptive Four Bedroom Two Bathroom Detached Family House Occupying A Corner Plot In Favoured Residential Area

41 Woodcote Road, Tettenhall, Wolverhampton, WV6 8LP
Asking Price: £445,000

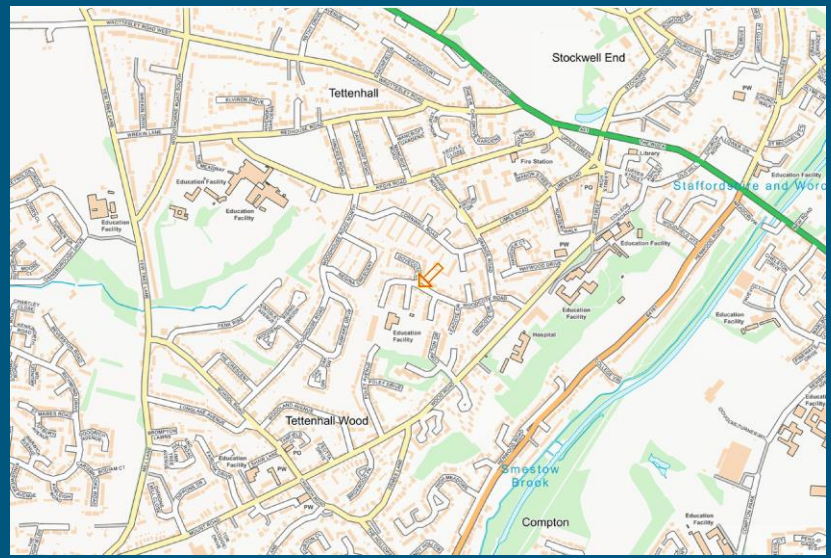
Tenure: Freehold
Council Tax: Band E – Wolverhampton
EPC Rating: D (60)
Total Floor Area: 1249sq feet (116.0sq metres)

Occupying a prime, corner position in this favoured residential area of Tettenhall and within walking distance of the Village Centre, this modern detached property is an excellent example of its type with internal inspection highly recommended to appreciate the potential Woodcote Road has to offer.

Constructed to a well-planned specification, the approx. 1,249sq feet accommodation has been restyled over the years to provide spacious and versatile interior, yet ideal for purchasers requiring a property to further extend (Subject to Planning Permission).

Having the benefit of gas central heating and double glazing, the accommodation includes reception porch to entrance hall with fitted cloakroom, useful study/ playroom, living room with archway do dining room and a 24ft open plan breakfast kitchen. On the first floor, the landing leads to the well-appointed modern bathroom, four bedrooms, with three being double rooms and the master bedroom features an ensuite shower area. At the front of the house is a driveway providing off road parking and leads to the garage. An additional feature of the property is the side gated area which is perfect for parking a motorhome etc., or with tremendous potential to further extend (Subject to Planning Permission) to provide further bedroom & bathrooms. The landscaped mature surrounding gardens provide a most pleasant setting whilst maintaining the maximum privacy with paved patios, shaped lawn and fully stocked flower beds.

Convenient for the majority of amenities including bus routes & shops, 41 Woodcote Road is also most accessible for schooling in both sectors having Tettenhall College, Christ Church Junior School and Infant School & Nursery all within easy walking distance, together with several popular schools within 1 mile. A fine example of its type, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Ground Floor: PVC double glazed front door with matching side windows and tiled flooring.

Entrance Hall: Internal PVC double glazed opaque door with matching side window, radiator, coved ceiling, built in cloaks cupboards and c-shaped staircase with storage below to first floor. **Fitted Cloakroom:** Fitted with a modern white suite comprising recessed WC, sink unit, tiled walls, coved ceiling, extractor fan and tiled flooring.

Study: 8'2" (2.50m) x 5'11" (1.80m)

Radiator, built in shelving and double glazed window to front.

Living Room: 14'5" (4.40m) x 12'10" (3.90m)

Adam style fireplace with marble hearth & gas coal fire, radiator, coved ceiling and double glazed window to front. Open archway leads to:

Dining Room: 11'4" (3.45m) x 8'6" (2.60m)

Radiator, coved ceiling and double glazed patio doors to rear garden.

Breakfast Kitchen: 23'4" (7.10m) x 9ft (2.75m)

Fitted with a traditional suite of matching units comprising ceramic 1½ drainer sink unit, a range of base cupboards & drawers with matching laminate worktops, second stainless steel single drainer sink unit, built appliances include double Neff oven, 4- ring gas hob with foldaway extractor hood, plumbing for washing machine & dishwasher, wall mounted gas fired central heating boiler, two radiators, part tiled walls built in pantry, tiled flooring, PVC double glazed door to side and two double glazed windows to rear.

First Floor Landing: Built in airing cupboard, loft hatch and double glazed window to side.

Bedroom One: 14'5" (4.40m) x 10'10" max (3.30m max)

Built in twin double wardrobes with overhead stores, radiator, coved ceiling, double glazed window to rear and **Ensuite Area:** With walk in shower, vanity unit, part tiled walls and matching flooring.

Bedroom Two: 14'5" (4.40m) x 8'6" (2.60m)

Radiator, built in cupboard/wardrobe and double glazed window to front.

Bedroom Three: 9'10" (3.00m) x 8'6" (2.60m)

Radiator, built in cupboard/wardrobe and double glazed picture window to front.

Bedroom Four: 8'8" (2.65m) x 6'5" (1.95m)

Radiator and double glazed window to rear.

Bathroom: 7'9" (2.35m) x 5'7" (1.70m)

Fitted with a modern white suite comprising panelled bath with shower unit & screen, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, wall mounted mirrored cabinet, recessed ceiling spot lights, coved ceiling, tiled flooring and double glazed opaque window to rear.

Garage: 16'5" (5.00m) x 10'6" (3.20m)

'Up & Over' garage door, power, lighting, sink unit, double glazed window to side and matching PVC door.

Rear Garden: Enjoying a south facing aspect and having been neatly landscaped to provide a pleasant outlook comprising a large full width paved patio, shaped lawn, flowering boards with a variety of shrubs & trees, raise side rockery with flower beds, surrounding fencing & hedging side gated driveway providing parking for caravan etc.











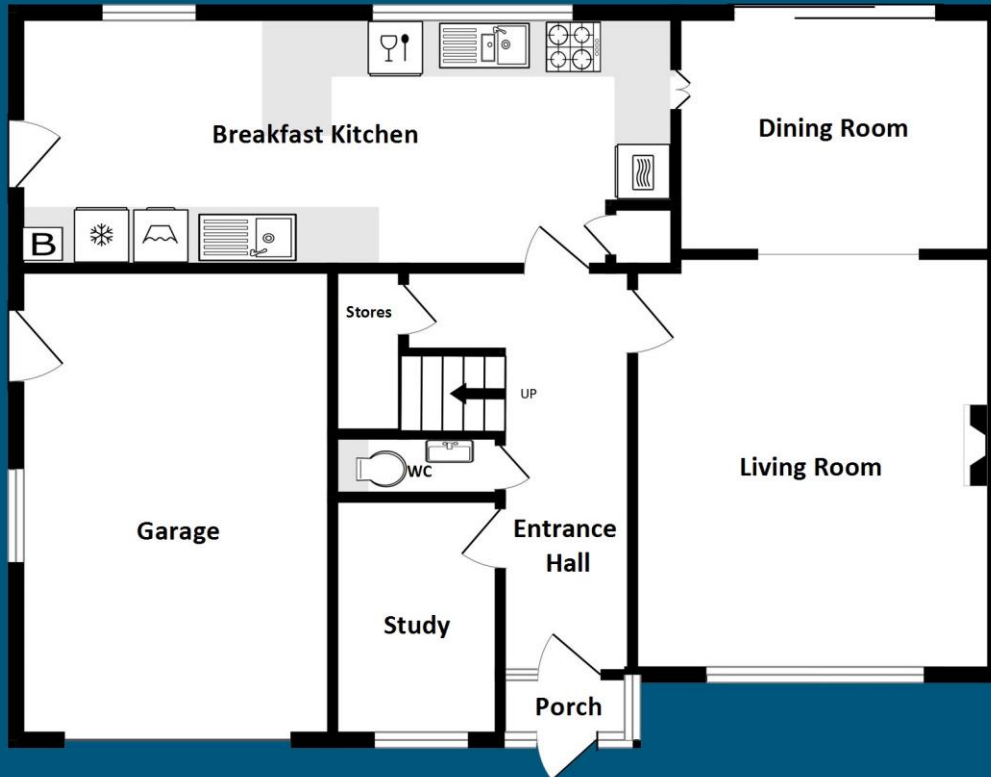






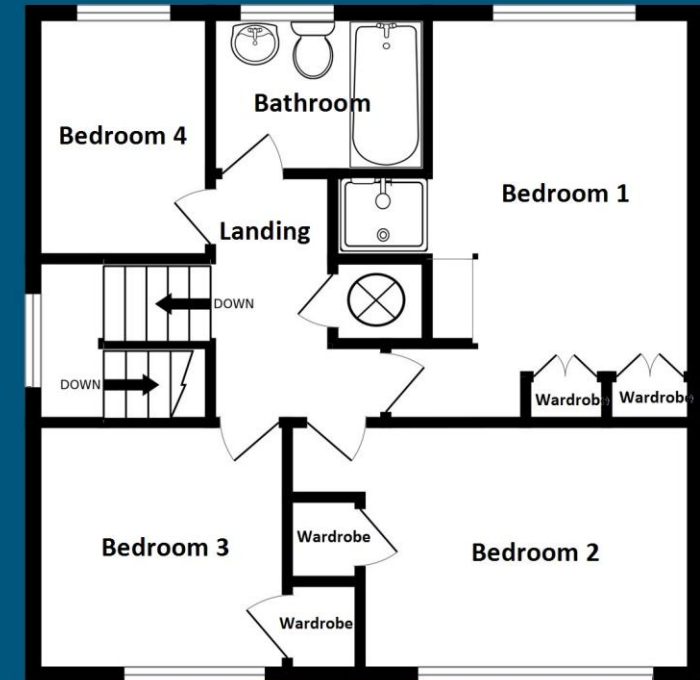
Ground Floor

Approx. 689sq feet (64.0sq metres)



First Floor

Approx. 560sq feet (52.0sq metres)



**Total Floor Area: 1249sq feet
(116.0sq metres) Approx.**

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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