



141 Cornwall Road, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Well Presented Two Bedroom Mid Terraced House, Within Walking Distance Of Tettenhall Village & Having A Delightful Landscaped Rear Garden

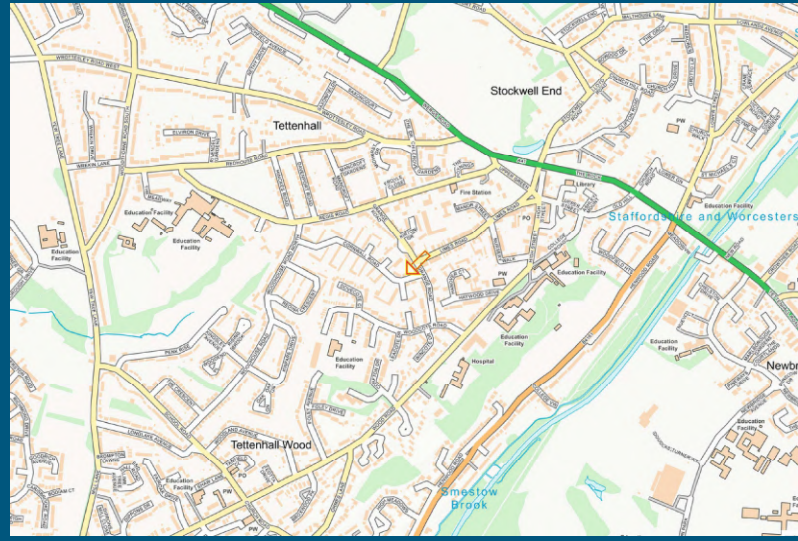
141 Cornwall Road, Tettenhall, Wolverhampton, WV6 8UY
Asking Price: £210,000

Tenure: Freehold
Council Tax: Band B – Wolverhampton
EPC Rating: D (67)
Total Floor Area: 678sq feet (63.0sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
No Upward Chain

Situated in a popular residential area of Tettenhall, convenient for the majority of amenities and within walking distance of Tettenhall Village with the facilities therein, this deceptive and attractive mid-terraced property has been well maintained over the years to provide a comfortable interior, with viewing highly recommended to appreciate the deceptive & well planned accommodation.

Neatly decorated throughout and having the benefit of gas central heating, double glazing and no upward chain, the accommodation which measures at approx. 678sq feet (63.0sq metres) includes entrance hall with stairs to first floor, front living room and full width kitchen at rear, fitted with a white suite of matching units. On the first floor there are two bedrooms and a white bathroom. At the front of the property is a paved double width driveway providing off road parking. A feature of the property is certainly the enclosed rear garden which has been thoughtfully landscaped to provide a most colourful & pleasant setting whilst maintaining the maximum privacy. Not only does the garden offer excellent usable outdoor space, there is also the advantage of a detached outbuilding with power & lighting, which could easily be converted into a multitude of purposes (Subject to Planning Permission).

Convenient for the local facilities, including walking distance of shops, bus routes & a number of schools in both sectors, viewing is a must to appreciate the appeal of this most delightful property!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Entrance Hall: PVC double glazed front door, radiator and stairs to first floor.

Living Room: 15'3" (4.65m) x 11'6" (3.50m)

Marble style fireplace & hearth with gas coal fire, radiator and double glazed window to front.

Kitchen: 15'3" (4.65m) x 7'3" (2.20m max)

Fitted with a matching suite of white units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards, radiator, recess & gas point for cooker, built in pantry, separate storage cupboard housing wall mounted gas fired Worcester central heating boiler, laminate flooring and double glazed window to rear with PVC opaque double glazed door.

First Floor Landing: Double glazed window to rear.

Bedroom One: 14'9" (4.50m max) x 10'8" (3.25m)

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

Bedroom Two: 14'9" (4.50m) x 8'10" (2.70m max)

Radiator, open storage unit, loft hatch and double glazed window to front.

Bathroom: 6'3" (1.90m) x 5'7" (1.70m)

Fitted with a white suite comprising panelled bath with power shower & screen, pedestal wash hand basin, low level WC, radiator, laminate flooring, extractor fan and double glazed opaque window to rear.

Rear Garden: Neatly landscaped with full width paved patio with sandstone style slabs, shaped centre lawn, flowering borders with a variety of shrubs and trees and surrounding fencing with side gate to passageway. There is a detached outbuilding with power and lighting.









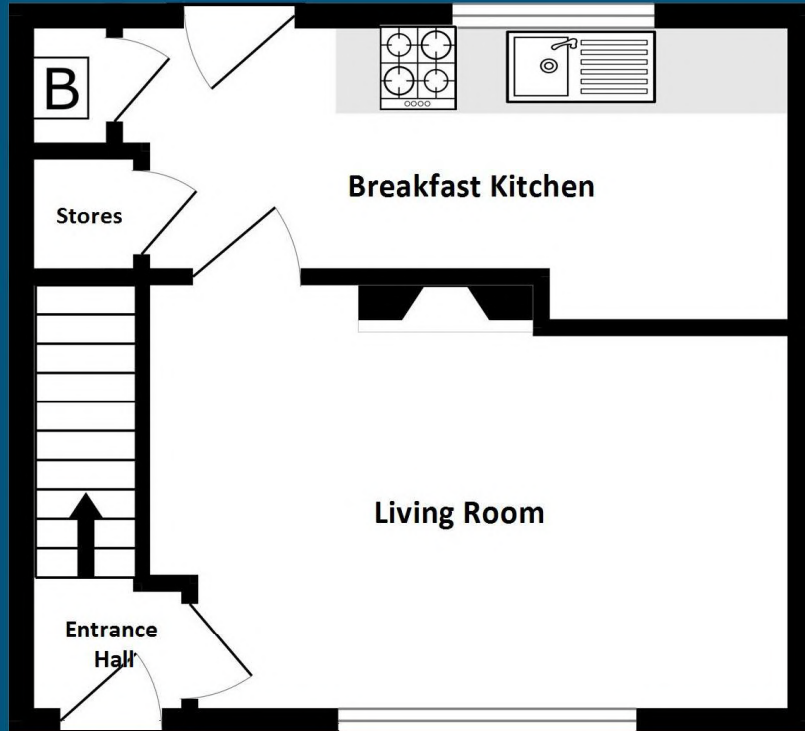






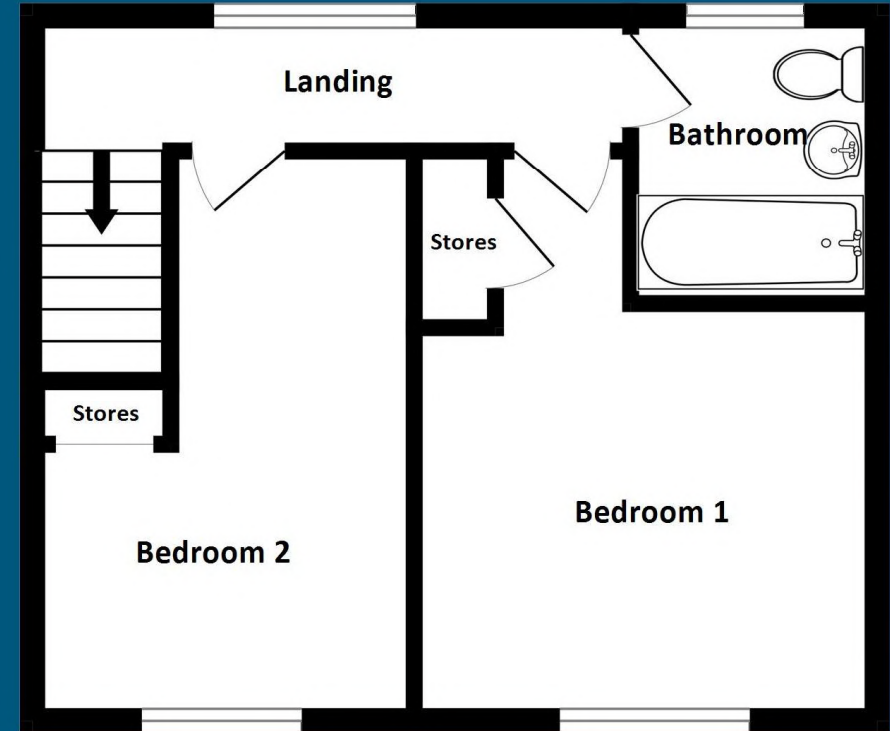
Ground Floor

Approx.: 323sq feet (30.0sq metres)



First Floor

Approx.: 355sq feet (33.0sq metres)



**Total Floor Area: 678sq feet
(63.0sq 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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.