



21 Redhouse Road, Tettenhall



*A Well Designed Two Bedroom Period Style Terraced House, In A Favoured Residential Location In Tettenhall & Within Walking Distance To The Village High Street!*

**21 Redhouse Road, Tettenhall, Wolverhampton, WV6 8SU**

**Asking Price: £265,000**

**Tenure: Freehold**

**Council Tax: Band C – Wolverhampton**

**EPC Rating: D (56) No: 9431-3945-1202-0854-1200**

**Total Floor Area: 1214.3sq.feet (112.8sq.metres) Approx.**

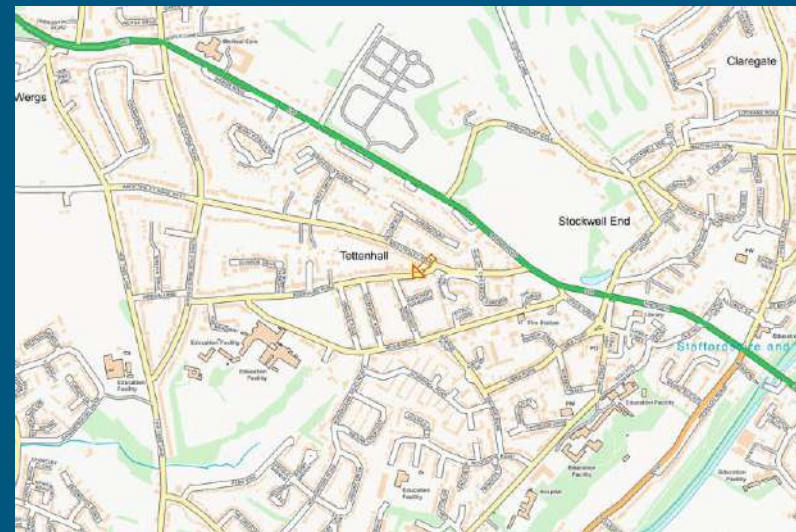
**Services: We are informed by the Vendors that all main services are installed**

Situated in one of the most sought after locations in Tettenhall and within easy walking distance of the Village Centre, this characteristic Victorian terraced property has been restyled & well maintained over the years to create an attractive interior, yet retaining the charm and appeal of a period property.

Built in 1881 and constructed to a traditional design, the deceptive and versatile interior which has the benefit of gas central heating, has a number of charming features throughout including neutral décor, quality carpets & flooring, replaced double glazed units and marble style fireplaces in both reception rooms. Measuring at approx. 1214.3sq feet, the accommodation includes entrance hall with stairs to first floor, front sitting/ dining room, separate living room with picture window overlooking the rear and a fitted kitchen at the back of the house. The ground floor also includes a rear lobby/ utility with storage room and downstairs WC. From the living room, a concealed staircase leads to the cellar, perfect for storage or even potential to convert into further living space, i.e. home office etc. (Subject to Planning Permission). On the first floor there are two bedrooms and 'Jack & Jill' style bathroom, offering a useful design not to interfere with guest access. At the rear of the house, the south facing garden enjoys a pleasant setting whilst creating a low maintenance being mainly paved & gravelled.

Not only within walking distance of Tettenhall Village & the amenities therein, Redhouse Road is also most convenient for excellent local schools in both sectors and having a number of bus routes close by.

An excellent example of its type, with viewing is highly recommended to appreciate this most interesting property, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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



**Entrance Hall:** Composite front door with double glazed window, radiator, tiled flooring and stairs to first floor.

**Sitting/ Dining Room: 11'6" (3.50m) x 11'9" (3.57m)**

Marble style fireplace with gas coal fire & matching surround, radiator, coved ceiling and double glazed sash window to front.

**Living Room: 15'4" (4.67m) x 11'10" (3.60m)**

Marble style fireplace with gas coal fire & matching surround, radiator, laminate flooring, double glazed picture window to rear and internal access to: **Cellar: 12'7" (3.88m) x 12'1" (3.70m)**

**Kitchen: 13'10" (4.22m) x 6'2" (1.87m)**

Fitted with a matching suite of light units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards, built in appliances include electric oven, 4- ring gas hob with stainless steel extractor hood over, recess for under counter fridge, radiator, tiled flooring and double glazed window to side with matching French doors to patio.

**Utility/ Lobby: 6'1" (1.85m) x 5'9" (1.74m)**

Radiator, wall mounted gas fired central heating boiler, tiled flooring and double glazed window to side. **Downstairs WC:** Low level WC, sink unit, tiled flooring and double glazed window to side. **Utility Cupboard:** Plumbing for washing machine, worktop, tiled flooring and double glazed window to rear.

**First Floor Landing**

**Bedroom One: 13ft (3.97m) x 15'11" (4.86m)**

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

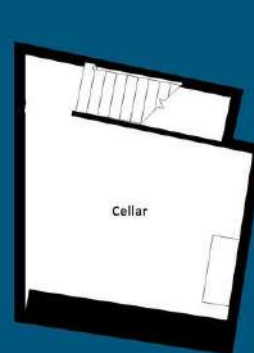
**Bedroom Two: 12'6" (3.81m) x 10'11" (3.32m)**

Radiator and double glazed window to rear.

**Jack and Jill Bathroom: 14'10" (4.52m) x 6'10" (2.09m)**

Fitted with a white suite comprising double ended bath with shower unit over having chrome overhead shower & handheld spray, low level WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, ceramic tiled flooring and double glazed opaque window to rear.

**Rear Garden:** Enjoying a south facing aspect the rear garden has been designed to provide a pleasant setting whilst offering low maintenance having a paved patio, gravelled shaped terrace, a further paved patio, a variety of shrubs & trees, timber summerhouse, surrounding fencing and gated site entry.



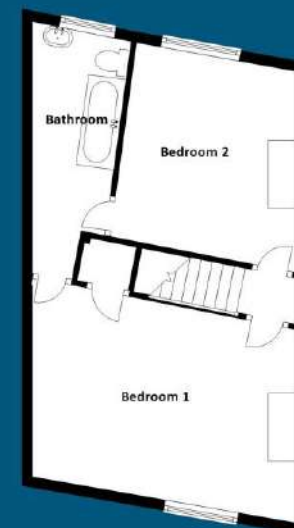
**Basement**

Approx.: 194.7sq feet  
(18.1sq metres)



**Ground Floor**

Approx.: 582.4sq.ft  
(54.1sq metres 582.4sq.ft)



**First Floor**

Approx.: 437.2sq.ft  
(40.6sq metres)

**Total Floor Area: 1214.3sq feet  
(112.8sq metres) Approx.**

**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.









**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.**

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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