



58 Regis Road, Tettenhall

A Most Attractive & Well Presented Two Bedroom Two Bathroom Victorian End Terrace House, Offering A Stylish & Character Interior, Within Walking Distance To Tettenhall Village!

58 Regis Road, Tettenhall, Wolverhampton, WV6 8RW
Asking Price: £250,000

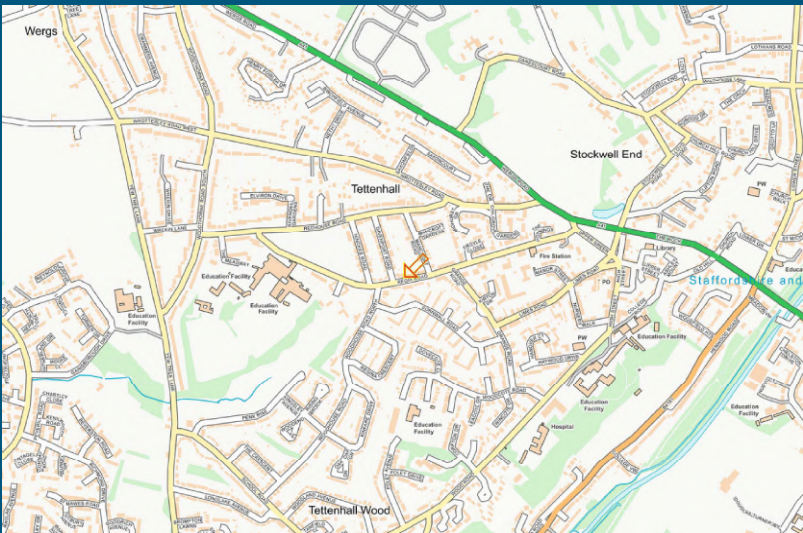
Tenure: Freehold
Council Tax: Band C – Wolverhampton
EPC Rating: E (52) No: 8810-7828-7390-1153-1226
Total Floor Area: 958sq feet (89sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed

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

Ideal for buyers requiring a property, ready to just move into, and hosting a number of both character & striking features throughout, 58 Regis Road has the benefit of sash windows & tall ceilings, flagstone & wood stripped flooring on the ground floor, bathroom facilities on both levels and a large mature fully stocked rear garden, creating a most pleasant setting.

With viewing highly recommended to appreciate this excellent example of its type, the deceptive and versatile interior creates a ‘light & airy’ open plan aspect on the ground floor, perfect for entertaining guests & families. Neatly decorated throughout, the accommodation at approx. 958sqft includes a front sitting/ dining room, open entry to rear living room and the kitchen is fitted with an individual suite. The ground floor also includes a downstairs bathroom having a traditional white suite. From the front reception room, stairs lead to the first floor landing with two double bedrooms and a useful shower room. At the front of the house is a walled & gravelled courtyard with side entry to the rear garden. The north facing fully stocked rear garden, enjoys a large plot of approx. 200ft long with paved patio, vast lawn, garden stores and a timber summerhouse.

Not only is Regis Road within walking distance of Tettenhall High Street and the amenities therein. No 58 is convenient for a wide range of facilities including excellent schools in both sectors, popular coffee shops, local shops, Tennis & Cricket Clubs, South Staffordshire Golf Club and of course Tettenhall Green playing fields & pool. The city centre is less than 3.5 miles away and the M54 motorway is a short drive, perfect for commuting to Birmingham, Telford and other principal cities. An excellent example of its type and internal inspection a must, this most interesting property further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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Front Sitting/ Dining Room: 13'5" (4.09m) x 12'10" (3.91m)

Hardwood front door, open brick fireplace, cast iron period radiator, wood stripped flooring, recessed ceiling spotlights, coved ceiling, staircase to first floor, wood stripped flooring and double glazed bay window to front.

Living Room: 12'10" (3.91m) x 11'2" (3.40m)

Open brick fireplace with 'Villager' cast iron wood burning stove, cast iron period radiator, recessed ceiling spotlights, coved ceiling, flagstone flooring, under stairs recess/ storage area and glazed sash window to rear. Open archway to:

Kitchen: 13'1" (3.99m) x 7'2" (2.18m)

Fitted with a bespoke suite comprising exposed brick plinths with stainless steel base drawers, laminate worktops, white ceramic single drainer sink unit, wall mounted gas fired central heating boiler, plumbing for washing machine, recess & gas point for double width range style cooker with stainless steel extractor hood over, beamed vaulted ceiling with recessed ceiling spot lights, flagstone flooring and double glazed window to rear with hardwood stable door to garden.

Downstairs Bathroom: Fitted with a traditional white suite comprising free standing double ended bath with handheld spray, low level WC, pedestal wash hand basin, period style cast iron radiator, heated towel rail, recess ceiling spotlights, slate style tiled flooring and opaque sash window to rear.

First Floor Landing:

Bedroom One: 16'6" (5.08m) x 11'3" (3.47m)

Radiator, built in wardrobe / cupboard with loft hatch, coved ceiling, laminate style flooring and glazed sash window to rear.

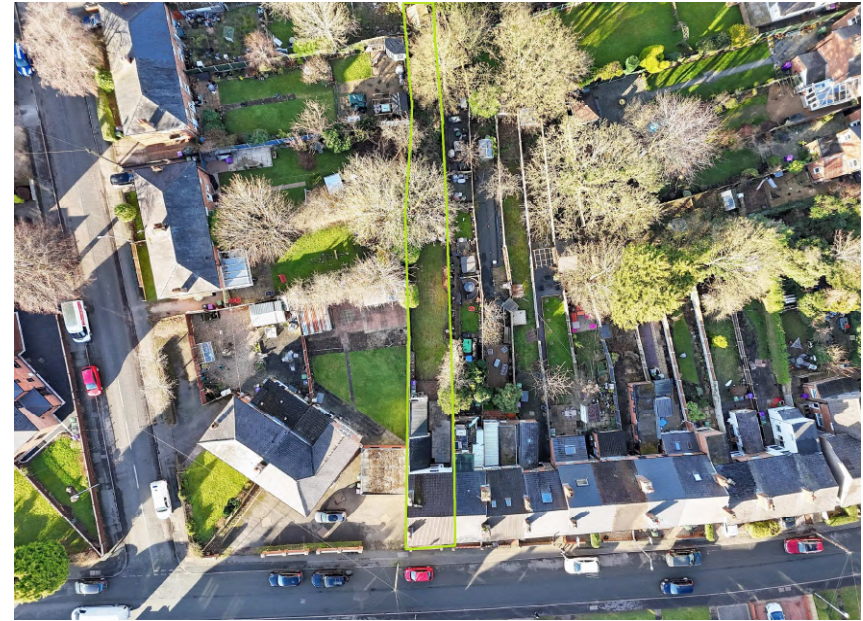
Bedroom Two: 16'6" (5.09m max) x 11'4" (3.50m)

Radiator, coved ceiling, laminate style flooring and glazed sash windows to front.

Shower Room: Fitted with a white suite comprising walk in shower enclosure with electric shower, low level WC, pedestal wash hand basin, radiator, laminate style vinyl flooring and extractor fan.

Rear Garden: Enjoying a large rear plot of approx. 200ft long, with a north-facing aspect, the fully stocked garden comprise of a large paved patio with exterior garden stores & side passage to frontage, vast lawn, flowering borders, timber summerhouse and surrounding fencing.

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.

















Ground Floor



**Total Floor Area: 958sq feet
(89.0sq metres) Approx.**



First Floor



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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