



85 Woodhouse Road North, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Deceptive Two Bedroom End Terraced Property. In A Favoured Residential Area & Perfect For Buyers Requiring A Home To Restyle To Own Requirements!

85 Woodhouse Road North, Tettenhall, Wolverhampton, WV6 8JD
Asking Price: £185,000

Tenure: Freehold
Council Tax: Band B – Wolverhampton
EPC Rating: C (69) No: 0700-2278-0122-4193-3623
Total Floor Area: 706.6 sq. feet (65.6 sq. metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

Occupying a choice position in a most favoured residential area, within easy walking distance of the majority of amenities, together with rear views over Penk Rise Playing Fields & Woodland, this deceptive end terraced house is a superb example of its type ideal for buyers looking for a property to restyle to own requirements.

Originally constructed to a well-planned design, the accommodation at approx. 706.6sq feet includes side entrance hall with stairs to first floor, front living room and breakfast kitchen at rear with a laminate suite of units and built in pantry. On the first floor there are two double bedrooms and a white bathroom with separate WC. The rear garden offers a pleasant outlook, whilst maintaining the maximum privacy and the use of a beneficial detached outbuilding.

Although the property conveys a rural setting, Woodhouse Road is still extremely convenient for the majority of amenities including local schools in both sectors, Penk Rise fields/ park, together with the facilities at Tettenhall Wood, Perton Centre and of course Tettenhall Village. The city centre is also only 2 miles away, perfect for commuting to principal towns.

Offered with no upward chain, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: PVC double glazed opaque door with matching side window, radiator and stairs to first floor.

Living Room: 15'11" (4.84m) x 11'5" (3.48m)

Brick fireplace with display niche, radiator and double glazed leaded picture window to front.

Breakfast Kitchen: 10'6" (3.20m) x 9'10" (3.00m)

Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards, built in electric oven, 4-ring gas hob with stainless steel extractor hood over, plumbing for both dishwasher & washing machine, radiator, tiled flooring, built in cupboard / pantry housing wall mounted gas fired central heating boiler and double glazed window to rear with matching PVC opaque door.

First Floor Landing: Radiator, coved ceiling, loft hatch and double glazed window to rear.

Bedroom One: 10'2" (3.11m) x 10'1" (3.08m)

Radiator, coved ceiling and double glazed leaded window to front.

Bedroom Two: 11'9" (3.57m) x 10'1" (3.08m)

built in double wardrobe, radiator, coved ceiling and double glazed window to rear.

Bathroom: Fitted with a white suite comprising panelled bath with shower unit over, pedestal wash hand basin, radiator, tiled walls & flooring, extractor fan and double glazed opaque window to side. **Separate WC:** Low level WC, part tiled walls & flooring and opaque window to side.

Rear Garden: Enclosed and fully stocked, the rear garden includes paved patio, lawn, flowering borders & beds with a variety of shrubs & trees, surrounding fencing, gated side entry, rear views over Penk Rise Playing Fields & Woodland and **Brick Outbuilding: 10'5" (3.18m) x 4'8" (1.43m).**

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.





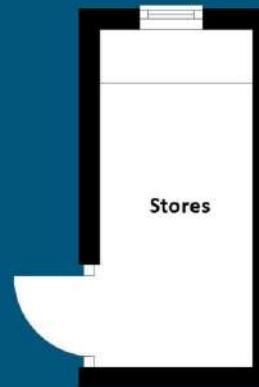






Ground Floor

Approx.: 353.3sq feet
(32.8sq metres)



First Floor

Approx.: 353.3sq feet
(32.8sq metres)



Total Floor Area: 706.6sq feet (65.6sq 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:-

1. The particulars do not constitute any part of an offer or contract.
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.
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