



50 Lower Street, Tettenhall



A Deceptive & Well Designed Three Bedroom Mid Terraced House. In a Prominent Position Of Tettenhall & Ideal For Buyers Requiring A Home To Cosmetically Restyle To Own Requirements!

**50 Lower Street, Tettenhall, Wolverhampton, WV6 9AB**  
**Asking Price: £230,000**

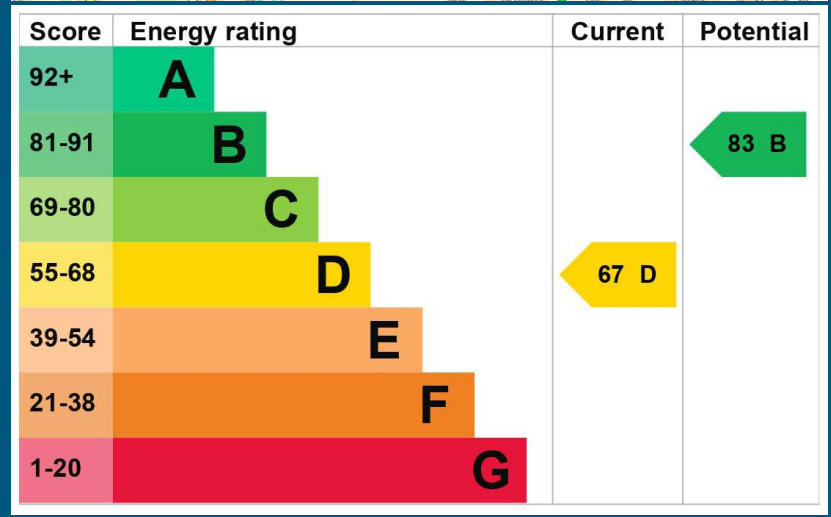
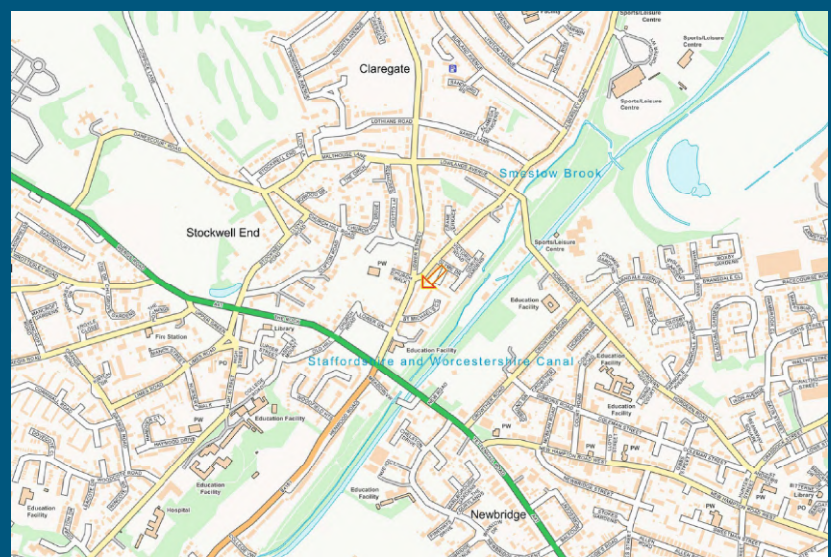
**Tenure: Freehold**  
**Council Tax: Band B – Wolverhampton**  
**EPC Rating: D (67) No: 8735-7222-0400-0335-7226**  
**Total Floor Area: 928.0sq feet (86.2sq metres) Approx.**  
**No Upward Chain**  
**Services: We are informed by the Vendors that all main services are installed**

Situated in a popular residential area of Tettenhall, almost adjacent to Lower Green and therefore convenient for the majority of amenities, 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.

A superb example of its type and although ideal for buyers looking for a property to restyle to own requirements, the interior is fitting for buyers, ready to just move into! Measuring at approx. 928.0sq feet, the accommodation includes reception porch, entrance hall with stairs to first floor, front living room and a full width dining kitchen at rear, fitted with a white suite of matching units. On the first floor there are three bedrooms and the shower room has been fitted with a white suite including a separate WC. At the front of the property is a large driveway providing ample 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 which could be used for a multitude of purposes.

Within walking distance of Tettenhall Village with the facilities therein, Lower Street is most convenient for a large variety of local facilities, including shops, cafes, bus routes and a number of schools in both sectors. The city centre is also only 2 miles away, perfect for commuting to principal towns.

Offered with no upward chain, viewing is a must to appreciate the appeal of this most delightful property! The gas centrally heated & double glazed accommodation further comprises:



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**Reception Porch:** Hardwood glazed front door with matching side windows and tiled flooring. **Entrance Hall:** Internal hardwood opaque glazed door, radiator, coved ceiling and staircase to first floor with storage below.

**Living Room: 13'9" (4.24m) x 12'2" (3.72m)**

Marble style fireplace & hearth with coal effect electric fire, radiator, wall light points, coved ceiling and double glazed bow window to front.

**Full Width Open Plan Dining Kitchen: 20'0" (6.11m) x 9'0" (2.75m)**

Fitted with a matching suite of cream units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards with lighting under, recess & gas point for cooker, plumbing for washing machine, radiator, vinyl flooring, coved ceiling, double glazed patio doors to rear, separate PVC double glazed opaque door to rear and matching window.

**First Floor Landing:** Coved ceiling and loft hatch.

**Shower Room: 4'5" (1.39m) x 5'9" (1.80m)**

Fitted with a white suite comprising shower enclosure with electric wall mounted shower, pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan, vinyl flooring and double glazed opaque window to rear. **Separate WC:** Low level WC, radiator, vinyl flooring and double glazed opaque window to rear.

**Bedroom One: 10'2" (3.11m) x 15'1" (4.62m into wardrobes)**

Fitted with a range of built in wardrobes & drawers, radiator, coved ceiling, recessed ceiling spotlights and double glazed window to front.

**Bedroom Two: 12'1" (3.71m) x 8'7" (2.67m)**

Radiator, built in floor to ceiling cupboard housing Worcester gas fired central heating boiler, coved ceiling and double glazed window to rear.

**Bedroom Three: 8'7" (2.66m) x 7'9" (2.43m)**

Radiator, wall light points and double glazed window to front.

**Rear Garden:** Enjoying a south-east facing aspect, the enclosed rear garden is neatly landscaped to provide a pleasant outlook with full width paved patio, shaped lawn, flowering borders with a variety of shrubs & trees, feature rockery with water feature, raised flower beds with timber sleepers, surrounding fencing, rear hedging, detached brick outbuilding and gated side entry to front.

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.















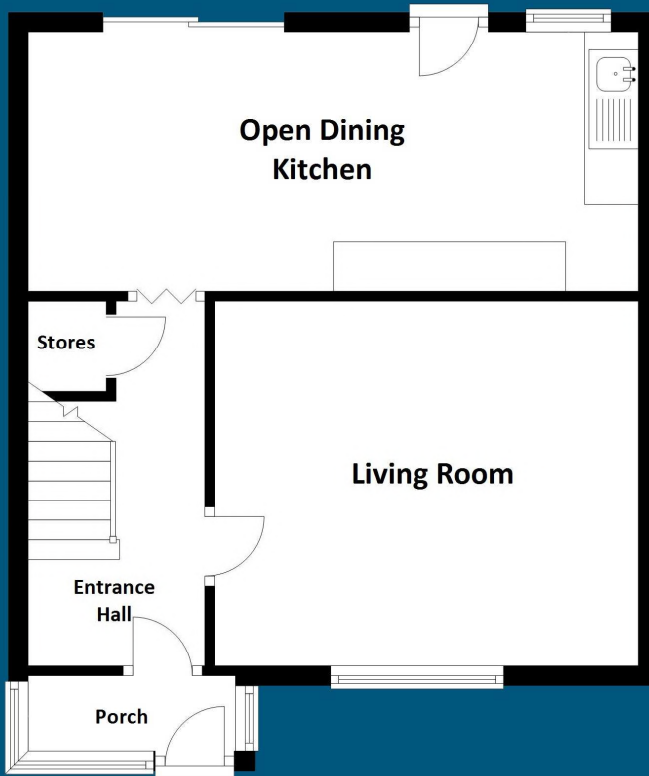






## Ground Floor

Approx.: 445.8sq feet  
(41.4sq metres)



## First Floor

Approx.: 482.2sq feet  
(44.8sq metres)



**Total Floor Area: 928.0sq feet (86.2sq 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.

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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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