



**Bartlams**

**22 Hinckes Road, Tettenhall, WV6 8RJ**

# Offers Over £435,000

**Well-proportioned detached residence in a prominent position on Hinckes Road, Tettenhall. A nicely designed home with huge potential to extend on the second floor subject to relevant planning permissions. Standing on a wide plot with a Garage/Store to one side and a Car Port to the other, located within walking distance to Tettenhall Village, and benefiting from access links to Wolverhampton City Centre by local bus routes. Sought after Primary and Secondary schools close-by. The property benefits from, Large Entrance Hall with Parquet flooring flowing into the 16ft Living Room, Downstairs W.C.. Second sitting room with multi-fuel burner and bay window. Large 14ft multi-functional rear reception room. Fitted Kitchen with Granite worktops. Utility Room with plumbing for washing machine and access into the Garage/Store area. Three first-floor Bedrooms and a Family Bathroom. Double Glazing and Central Heating. Viewings are highly recommended, call our local team to arrange your viewing ASAP.**

- **HUGE POTENTIAL TO EXTEND SUBJECT TO PLANNING.**
  - **THREE GOOD SIZE RECEPTION ROOMS.**
    - **FITTED KITCHEN.**
    - **UTILITY ROOM.**
  - **OFF ROAD PARKING, GARAGE AND CAR PORT.**
    - **ENCLOSED REAR GARDEN.**
  - **DOUBLE GLAZING AND CENTRAL HEATING.**
    - **HUGELY POPULAR LOCATION.**



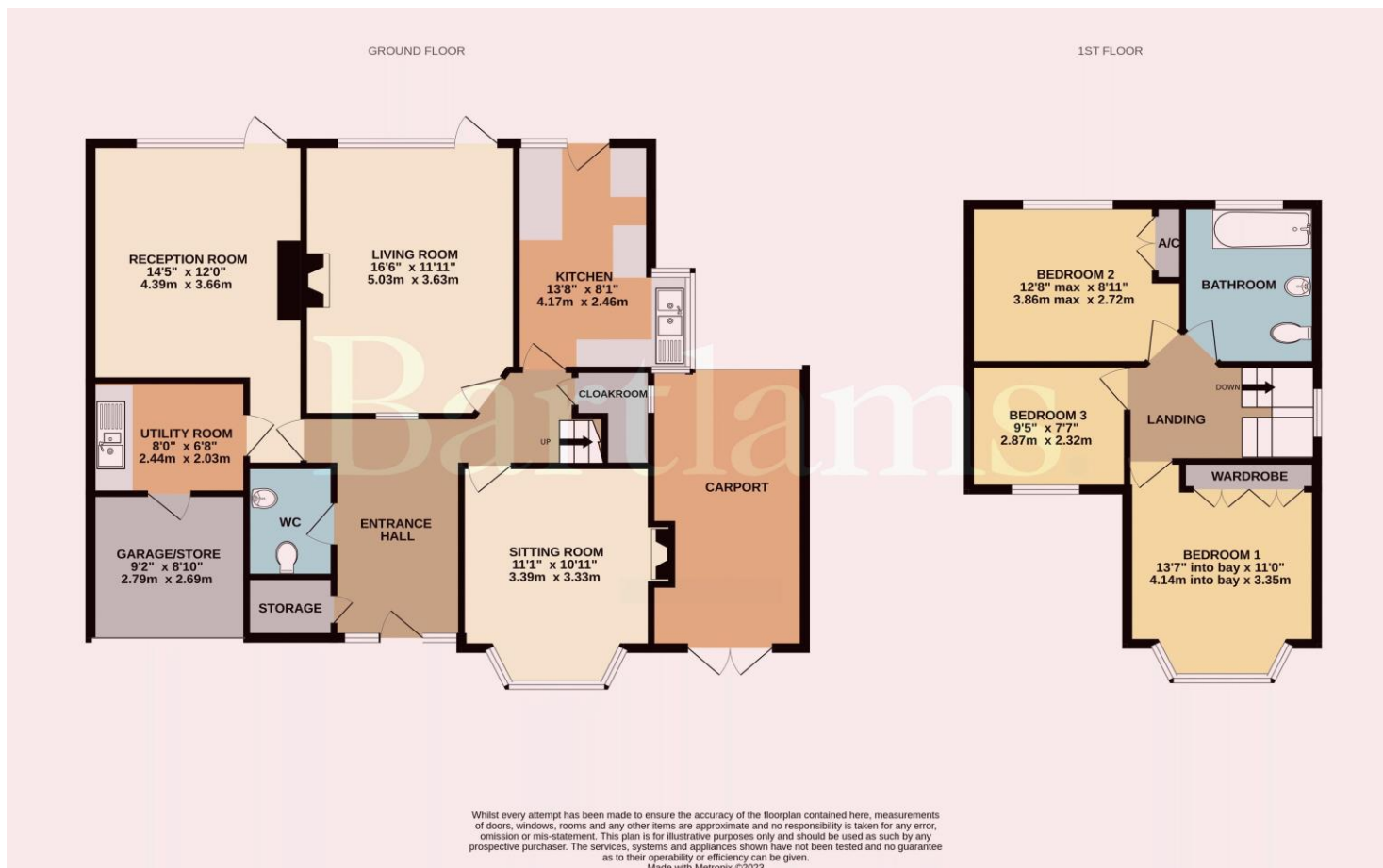
Freehold  
COUNCIL TAX BAND - E  
EPC RATING - E

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE:** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED: .....

DATE: .....

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