



**Bartlams**

**19 Mancroft Road, TETTENHALL, WV6 8RP**



# £325,000

**A delightful Victorian residence, this mid-terrace property offers an extended layout comprising four bedrooms and three reception rooms.**

**Situated in a desirable location, boasting a long rear garden facing west. Situated on Mancroft Road, between Redhouse Road and Regis Road, on the outskirts of Tettenhall village, the property benefits from proximity to local shopping facilities and the picturesque Upper Green. Excellent schooling options and convenient access to the City Centre, along with regular bus services, enhancing its appeal.**

**The charming property has undergone skillful extensions over the years, creating surprisingly spacious accommodation across three storeys. The ground floor impresses with a seamless flow between two reception rooms, a kitchen, breakfast room, and a conservatory. Three first-floor bedrooms are generously sized doubles and a double bedroom on the second floor.**

**Maintained and presented well, the house preserves its original Victorian charm while featuring modern kitchen and bathroom suites. Double glazing throughout. Noteworthy is the rear garden, boasting a depth of approximately 250 feet and westerly orientation. This organic garden has been free of chemical additives for the past 30 years, adding to its appeal as a natural haven.**

- **BEAUTIFULLY PRESENTED VICTORIAN HOME.**
- **THREE RECEPTION ROOMS AND A CONSERVATORY.**
- **MODERN FITTED KITCHEN AND BATHROOM.**
- **DOUBLE GLAZING AND CENTRAL HEATING.**
  - **LARGE ORGANIC REAR GARDEN.**
  - **FOUR DOUBLE BEDROOMS.**
  - **POPULAR LOCATION.**
- **WALKING DISTANCE TO TETTENHALL VILLAGE.**



Freehold  
COUNCIL TAX BAND -  
EPC RATING -

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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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