



**Bartlams**

**17 Church Road, Tettenhall Wood, WV6 8LJ**



# Offers in the Region Of £555,000

**A detached charming Three-Bedroom cottage in a choice position in one of Wolverhampton's most favoured areas. This attractive character home dates back in part circa 1880 and enjoys a pleasant outlook over landscaped gardens and views of Wolverhampton and South Staffordshire. Screened from the main road and having an abundance of period features this home creates spacious and versatile living. Gas Central Heating throughout and double-glazed window with two separate entrance porches, Breakfast Kitchen with Utility and downstairs W.C. off, Three Reception rooms including, 29ft Living Room, 16ft Dining Room and 14ft Sitting Room. On the first floor are three double Bedrooms and a large Family Bathroom.**

- THREE BEDROOM COTTAGE.
- THREE LARGE RECEPTION ROOMS.
- FITTED BREAKFAST KITCHEN.
- UTILITY AND DOWNSTAIRS W.C..
- LARGE FAMILY BATHROOM.
- DOUBLE GLAZING AND CENTRAL HEATING.
- OFF ROAD PARKING AND DOUBLE GARAGE.
- PRIVATE AND SOUGHT AFTER POSITION.



Freehold  
COUNCIL TAX BAND - G  
EPC RATING - F

**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.

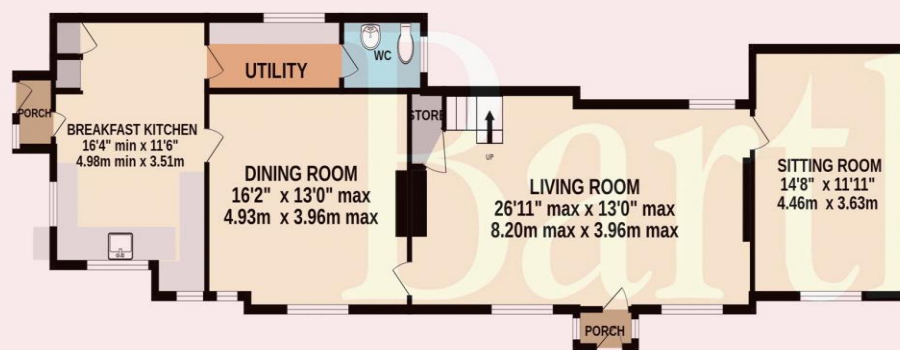
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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