



**15, Nursery Walk  
Tettenhall, Wolverhampton, WV6 8QY**

**Offers in excess of £225,000**

Introducing this fabulous period property which has been tastefully decorated throughout by its current owner whilst maintaining its charm and features. Boasting a sizeable breakfast kitchen with integrated appliances, an extended living/dining room, bathroom and two double bedrooms. The property benefits from double glazing and gas central heating throughout and an enclosed rear garden.

All windows in the property were replaced in 2024 with the exception of the bathroom.

Offered for sale with no upward chain.

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## LOCATION

Located in a highly regarded street in the heart of Tettenhall village with a wide range of amenities on the doorstep, including hairdressers, convenience stores, post office, cafes, butcher, bars, bank, restaurants, cobbler, pharmacy and green grocers. It is also within short walking distance of regular bus services and the popular and scenic Tettenhall Green.

## KITCHEN

11'1" x 10'11" (3.4 x 3.35)



Entrance into the property is directly into the well proportioned kitchen which has ample room for a dining table. Having tile flooring, radiator, matching wall, base and drawer units, laminate worktops, space and plumbing for washing machine, integrated appliances including fridge, freezer, dishwasher and gas cooker with extractor over, window to the front and door leading into the living/dining room.



## LIVING/DINING ROOM

24'11" x 11'1" (7.61 x 3.40)



Having both a dining and seating area with a beautiful Victorian feature fireplace, carpeted flooring, two radiators, windows to the rear and French doors opening onto the rear patio. With staircase to the first floor.



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### LANDING

Having carpeted flooring, loft hatch providing access to the space above and doors to the storage cupboard, bathroom and the two bedrooms.

### BEDROOM ONE

11'1" x 11'0" (3.4 x 3.36)



Having carpeted flooring, radiator, window to the front and Victorian style fireplace.



### BEDROOM TWO

10'11" x 9'6" (3.35 x 2.90)



A second double bedroom having carpeted flooring, radiator, built in storage cupboard, window to the rear and Victorian style fireplace.



**BATHROOM**



Having tile flooring, radiator, panel bath with shower over, pedestal hand washbasin, WC and an obscure window to the rear.

**REAR**



Having a paved patio area, low maintenance artificial lawn and a brick built building which has power and plumbing.



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION**

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

**COUNCIL TAX BAND - C**

Wolverhampton CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

**FIXTURES AND FITTINGS**

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

**FLOOR PLANS**

Where shown, the plan is for illustration purposes only and is not to scale.

**FREE MARKET APPRAISAL**

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

**POSSESSION**

Vacant possession will be given on completion.

**SERVICES**

We are informed by the vendor that all mains services are connected.

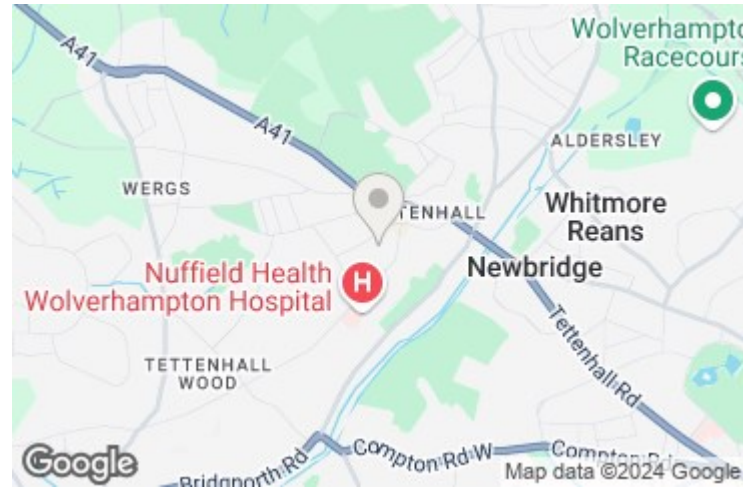
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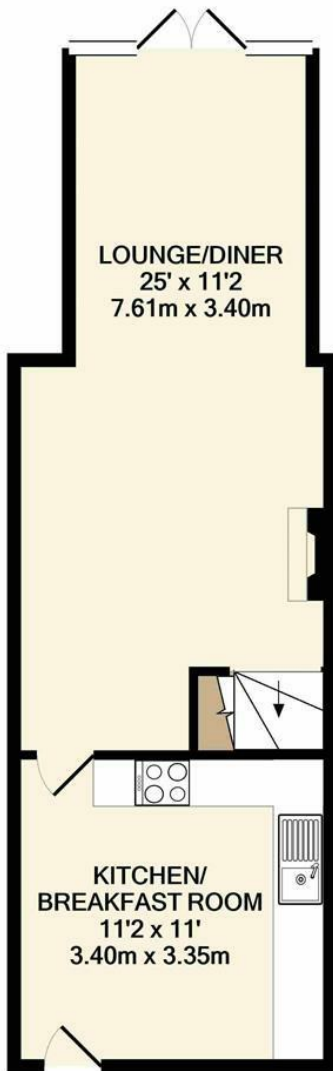
### TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

### VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.





1ST FLOOR  
APPROX. FLOOR  
AREA 326 SQ.FT.  
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 699 SQ.FT. (64.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 373 SQ.FT.  
(34.6 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>63</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		