



53 Cornwall Road
Tettenhall, WV6 8XA

peterjames
PROPERTY

53 Cornwall Road

Tettenhall – 0.7 miles

Wolverhampton – 2.9 miles

(Distances are approximate)

An exceptionally well-presented 2-3 bedroom detached house on a short private driveway, just off a quiet cul-de-sac.

Hall
Downstairs WC
Through lounge with log burner style gas fire
Modern kitchen
Attractive bathroom
Two double bedrooms
One spacious single bedroom
Parking available nearby
Gardens to both front and rear
Outside Store



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Located just a few minutes' walk from the centre of charming Tetterhall, this immaculately presented, 3-bedroom mid-terrace house is ideally situated for village living, with a range of amenities and schooling close at hand. The property can be found alongside a number of similar homes, arranged around a walkway and open green space, offering a peaceful position with parking available nearby. Internally, the house boasts a welcoming hall with WC off and a large through lounge, opening onto the garden and benefitting from a delightful log burner style gas fire. At the rear, the kitchen is spacious and well-appointed, while the first-floor bathroom is attractive and modern. Two double bedrooms sit alongside a third comfortable single, and the property includes well-kept gardens to both front and rear.



The property's front door opens to a **hallway**, where a door to the right reveals the **downstairs WC**. Opposite the front door, the **kitchen** is presented to a good standard with cream units and grey worktops, having storage beneath the stairs. Space is available for a washing machine and the kitchen includes an integrated oven and gas hob. A door opens to the garden at the rear. On the left-hand side of the hall, a door continues to the large **through lounge**, a well-lit and very attractive room with a bay window to the front, patio doors to the rear, and a charming fireplace with cream log burner style gas fire.

From the hall, stairs continue to the first-floor landing at the rear of the property, illuminated by a window looking towards the garden. The **bathroom** is located on the left-hand side and boasts neutral tiling and a white suite, including a bath with shower over. The **master bedroom** is also to the left of the stairs, an ample double with a window to the front aspect. **Two**

further doubles are provided to the right of the landing, with bedroom three having views of the garden.

The property sits behind a delightful front lawn with circular planted bed and a paved patio area before the front door. With parking available just a few steps away on Cornwall Road, the property enjoys a peaceful ambience, while a gate to the right-hand side offers access to the sizeable rear garden. Having a neat lawn and a smart paved patio, the rear garden is enclosed by high timber fencing and includes a useful, brick-built **outdoor store**.

Situation

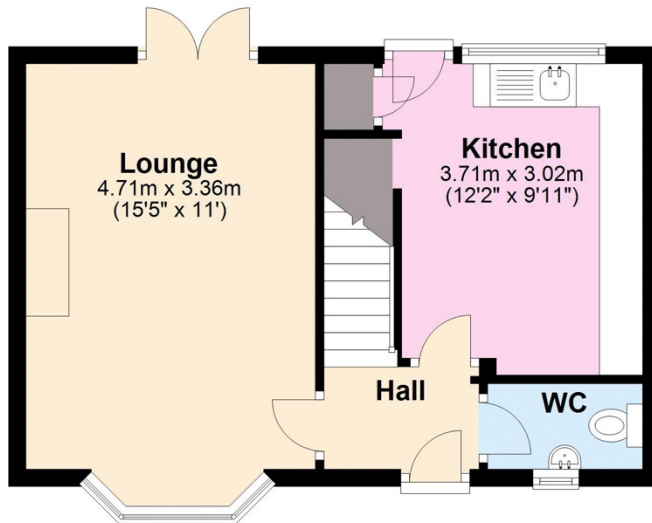
This well-presented home is just ten minutes' walk from Tetterhall High Street and glorious Upper Green, offering a range of convenient amenities arranged around leafy green

spaces, ancient oaks, and the iconic 'padding pool'. Excellent restaurants and coffee shops contribute to a relaxed ambience, and a small local store is also located only a minute from the property on foot, sitting at the corner of nearby Mancroft Road. Bus links are available within a six-minute walk and the nearby A41 offers good commuter links, connecting directly to both the M54 and M6 motorways. A choice of well-regarded schools to all levels is provided close at hand, particularly The King's C of E school, Tetterhall Wood School, Woodthorne Primary and both Christchurch Junior and Infant schools.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.

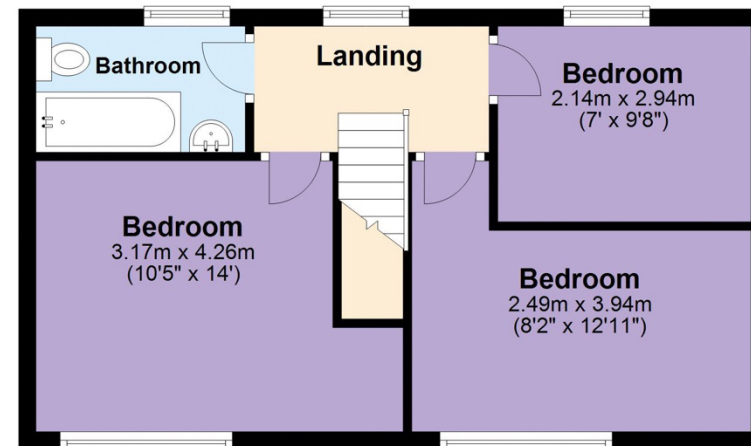
Ground Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 73.1 sq. metres (787.2 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.

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EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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