



62 Woodcote Road, Tettenhall, Wolverhampton, West Midlands, WV6 8LG

BERRIMAN  
EATON

# 62 Woodcote Road, Tettenhall, Wolverhampton, West Midlands, WV6 8LG

A beautifully presented, three bedroom, detached residence located close to the picturesque village of Tettenhall

## LOCATION

Woodcote Road stands in a prominent position within a short distance of Tettenhall village centre with all of its amenities and a wide variety of shopping facilities including hairdressers, a bakery, bank and post office and there is convenient public transport available to the City Centre itself. The area is well known for its schooling in both sectors.

## DESCRIPTION

62 Woodcote Road is a brick and tile detached residence which benefits from off road parking, car port and a garage. There is a conservatory built on the back of the breakfast kitchen giving views over the picturesque rear garden. Two of the three bedrooms are good sized doubles and all of them benefit from built in cupboards. The property has gas central heating and is double glazed throughout.

## ACCOMMODATION

A double glazed composite front door with inset glass panels leads into the ENTRANCE HALL with wooden multi paned door leading into the LOUNGE with double glazed picture window to the front and multi paned door through to the BREAKFAST KITCHEN. The kitchen has a range of wall and base units with complementary working surfaces, inset Belfast sink with stainless steel mixer tap, four ring electric hob with splash back and extractor fan over, double oven, integrated washing machine, integrated slimline dishwasher, double glazed window over the rear garden, built in PANTRY and double glazed door to the car port. The breakfast area has a double glazed patio door to the CONSERVATORY which has double glazing to three elevations and the roof, a GUEST CLOAKROOM with WC and a French door to the rear garden.

A staircase from the hall leads to the first floor landing with double glazed window to the side, storage cupboard housing the boiler and loft access. BEDROOM ONE has a double glazed window to the front of the property, painted wooden flooring and built in wardrobes with sliding mirrored doors. BEDROOM TWO has a double glazed window to the rear of the property and a built in cupboard. BEDROOM THREE is single and has a double glazed window and built in storage cupboard. SHOWER ROOM with mosaic tiled shower cubicle, vanity unit with wash hand basin with stainless steel mixer tap, wc and vanity cupboards and a double glazed window to the rear.

## OUTSIDE

The property is approached over a driveway with a lawned area to the side which leads to the carport and GARAGE beyond which has electric light and power. The REAR GARDEN has a paved patio area with paved stepping stones leading through a beautiful flowered and shrubbed garden with ornate pond.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.  
Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:  
<https://www.ofcom.org.uk/mobile-coverage-checker>  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows high risk.

### Tettenhall Office

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### Lettings Office

01902 749974

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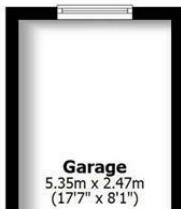
Offers Around  
£329,950

EPC:

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 62 WOODCOTE ROAD TETTENHALL



HOUSE: 78.8sq.m. 848sq.ft.  
GARAGE (EXCL. CARPORT): 13.2sq.m. 142sq.ft.  
**TOTAL: 92sq.m. 990sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

