



29 Nursery Walk

Tettenhall
WV6 8QY

Guide Price £179,950

peterjames
PROPERTY



29 Nursery Walk

A charismatic terraced period property, enviably situated at the heart of Tettenhall with easy access to the city centre. Nursery Walk is a popular terrace which overlooks the local allotments. The property has two good-sized first-floor bedrooms and has retained some original features, alongside the addition of a converted loft space, which has a variety of potential uses. The charming rear garden is well-maintained and secure, and the property benefits from gas-fired central heating with combi-boiler and uPVC double-glazing throughout.

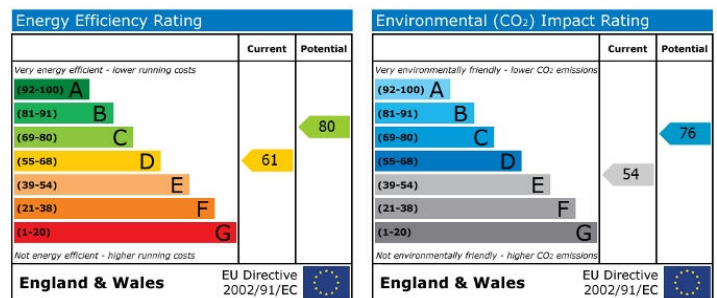
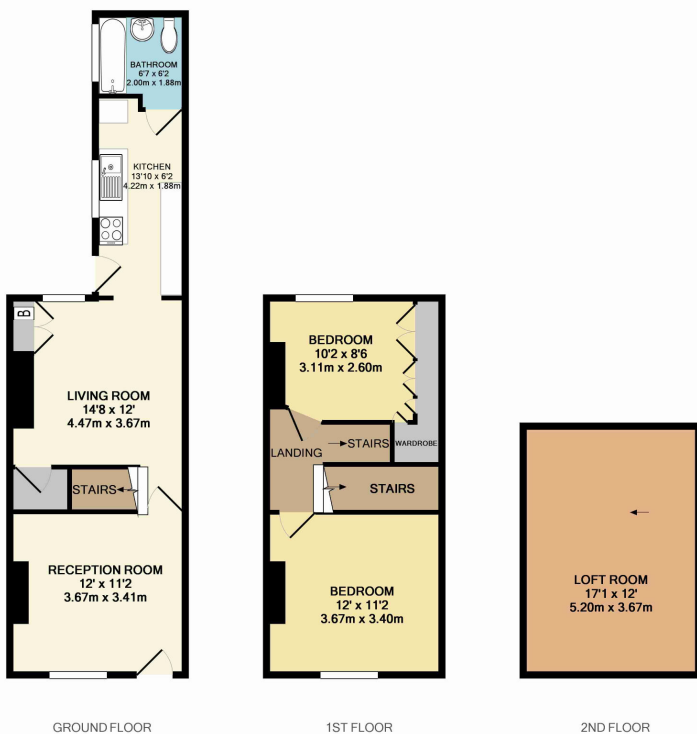
Accommodation

Entry through period-style timber door, painted a pretty duck egg blue, to the charming **lounge**. A gleaming vintage-style Radiant gas fire adorns the chimney breast, complementing the very chic white internal window shutters, coving and good-quality wood-effect laminate flooring. A door leads past the staircase, through an elegant arch and onto the **dining room**. Two integrated wall cupboards offer additional storage, also housing the recently-installed Worcester Bosch Greenstar boiler and water filter system. A door reveals a further large cupboard under the stairs, and a window offers views into the leafy rear garden. Off the dining room, the **galley kitchen**, with a uPVC half-glazed door onto the garden, comprises wood-effect base units with laminate worktops, stainless-steel sink with mixer and filtered water tap, an integrated Baumatic electric fan oven with gas hob and space and provisions for a washing machine, slim-line dishwasher and fridge-freezer. A door opens onto the **bathroom**, which benefits from a smart white suite with low-level WC, pedestal wash-hand basin and panel bath. In addition to the half-tiled walls, the bathroom has also been laid with natural cork floor tiles.

Between the lounge and dining room, a staircase rises to a small landing area. The **master bedroom**, positioned at the front of the property, has a window with white internal shutters, overlooking the allotments. The **second bedroom** enjoys views over the rear garden, in addition to comprehensive fitted storage, including a range of wardrobes, four overhead cupboards and a wardrobe-style door which opens onto a concealed, small walk-in storage area with rail. Adjacent, a second staircase rises to the cosy **converted loft-space**, which with original timber ceiling beams to the sloping ceiling and timber balustrade, could serve as a lovely third bedroom or home office.

Outside

From the kitchen, a door opens onto a gravelled side path which leads onto the rear garden area through verdant green foliage. The garden space, with climbing plants and trees to rear, has a discreet ambience due in part to the high wall to one side. To the front of the property, a low wall encloses a small paved area, overlooking the allotments opposite.



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

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