



39 Limes Road, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Rare Opportunity In The Heart Of Tettenhall Village. Offering Excellent Potential To Modernise And Extend (STPP). With Two Double Bedrooms, Two Reception Rooms, A Private South-Facing Garden, No Upward Chain And Outstanding Village Amenities Just A Short Walk Away!

39 Limes Road, Tettenhall, Wolverhampton, WV6 8RD

Asking Price: £225,000

Tenure: Freehold

Council Tax: Band B - Wolverhampton

EPC Rating: D (64) No: 9716-3967-7200-2096-5204

Total Floor Area: 622.0sq feet (57.8sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

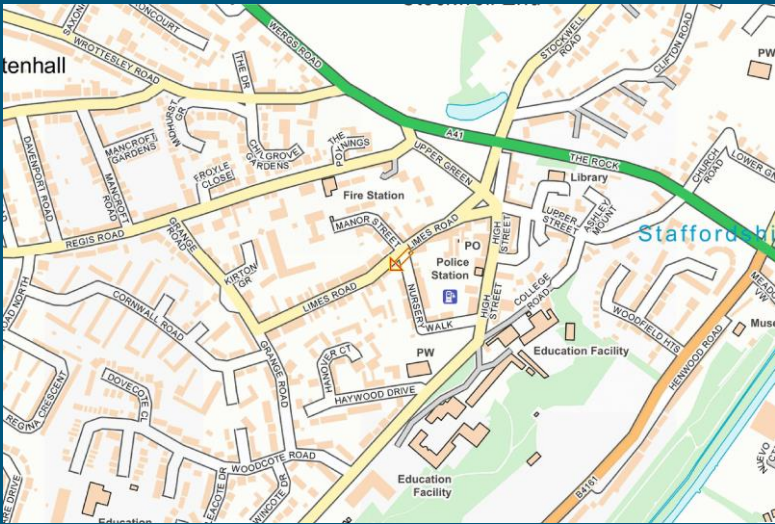
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available. Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Occupying a coveted position just moments from the heart of Tettenhall Village, this charming mid-terraced residence presents a rare opportunity to acquire a home of considerable potential within one of Wolverhampton's most sought-after residential settings. Ideally suited to buyers seeking a property they can personalise and enhance, the home offers an exciting blank canvas for modernisation, refurbishment, and possible reconfiguration, subject to the necessary consents.

Deceptively spacious from the outside, the accommodation extends to approximately 622.0sq feet and offers superb potential for refurbishment. The current layout lends itself charmingly to imaginative redesign, including the possibility of extended the ground floor (STPP). The property provides a solid foundation for buyers wishing to undertake a full cosmetic upgrade or a more ambitious transformation. The property retains a traditional arrangement with two separate reception rooms, offering flexible living and entertaining spaces, while the fitted kitchen, rear lobby and ground-floor bathroom provide a practical foundation for future improvement. A staircase discreetly positioned within the second reception room rises to the first floor, where two well-proportioned double bedrooms provide comfortable accommodation. Throughout, the property offers enormous scope for buyers to create a stylish village home tailored to their own tastes and requirements. One of the property's most appealing features is the south-facing rear garden, an unexpected advantage for a home of this nature. Fully enclosed and enjoying an excellent degree of privacy, the garden provides an attractive outdoor retreat with ample space for relaxation, entertaining, or landscaping.

The location is undoubtedly one of the property's strongest attributes. Situated within easy walking distance of the bustling Village Centre, residents can enjoy an array of independent boutiques, coffee houses, restaurants and local amenities. The area is particularly renowned for its highly regarded schools, Tennis and Cricket Clubs, the prestigious South Staffordshire Golf Club, and the picturesque open spaces of Tettenhall Green and the notable village pool. Wolverhampton city centre is less than 3.5 miles away, whilst the nearby M54 provides excellent connectivity to Birmingham, Telford and the wider motorway network.

Offered to the market with No Upward Chain, this is an increasingly rare opportunity to secure a property with outstanding potential in a prime village location. Early viewing is highly recommended to fully appreciate the possibilities on offer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Living Room: 8'11" (2.72m) x 10'11" (3.34m)

PVC front door, tiled fireplace, radiator and double glazed window to front.

Dining Room: 12'9" (3.88m) x 9'9" (2.98m max)

Tiled fireplace, radiator, two built in storage cupboards, concealed staircase to first floor and a glazed window to rear.

Kitchen: 9'1" (2.77m) x 6'8" (2.02m)

Fitted with a matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, work tops with white ceramic 1½ drainer sink unit, recess & gas point for cooker, built in under counter fridge & combination washing machine/ tumble dryer, vinyl flooring and double glazed window to rear.

Rear Lobby: Wall mounted gas fired central heating boiler, radiator and aluminium double glazed opaque door to rear garden.

Downstairs Bathroom: 5'9" (1.75m) x 6'6" (1.98m)

Fitted with a traditional white suite comprising panelled bath with shower spray & side screen, pedestal wash hand basin, low level WC, radiator, part tiled walls and double glazed opaque window to rear.

First Floor Landing**Bedroom One: 11'2" (3.40m) x 9'8" (2.95m)**

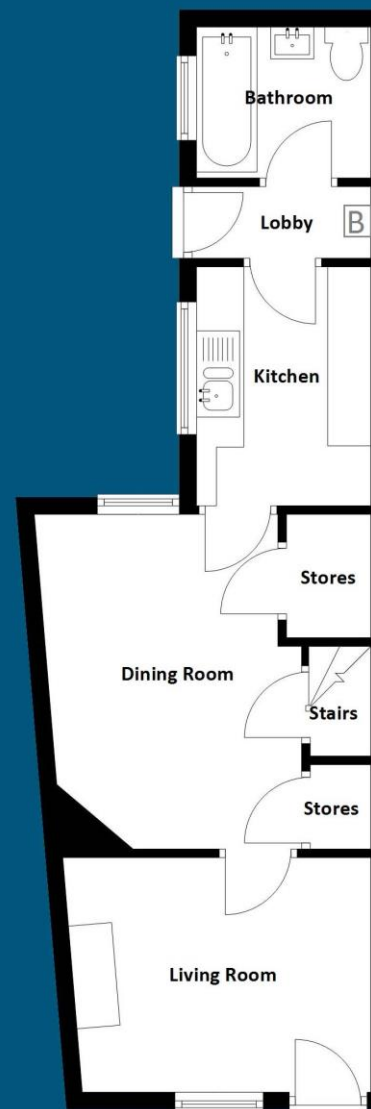
Radiator, built in cupboard / wardrobe and double glazed window to rear.

Bedroom Two: 8'11" (2.73m) x 11'7" (3.53m)

Radiator and glazed window to front.

Rear Garden: Enjoying a south facing aspect and maintaining the maximum privacy, the rear door leads onto the courtyard area with access to the garden area behind having a variety of shrubs & trees, patio area & matching path with surrounding hedging & fencing.

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.



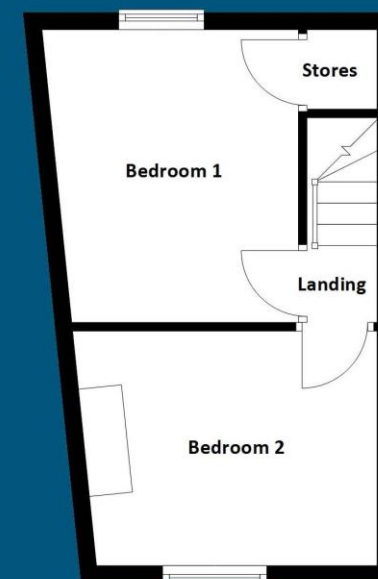
Ground Floor

Approx.: 383.3sq feet
(35.6sq metres)

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**Total Floor Area: 622.0sq feet
(57.8sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate

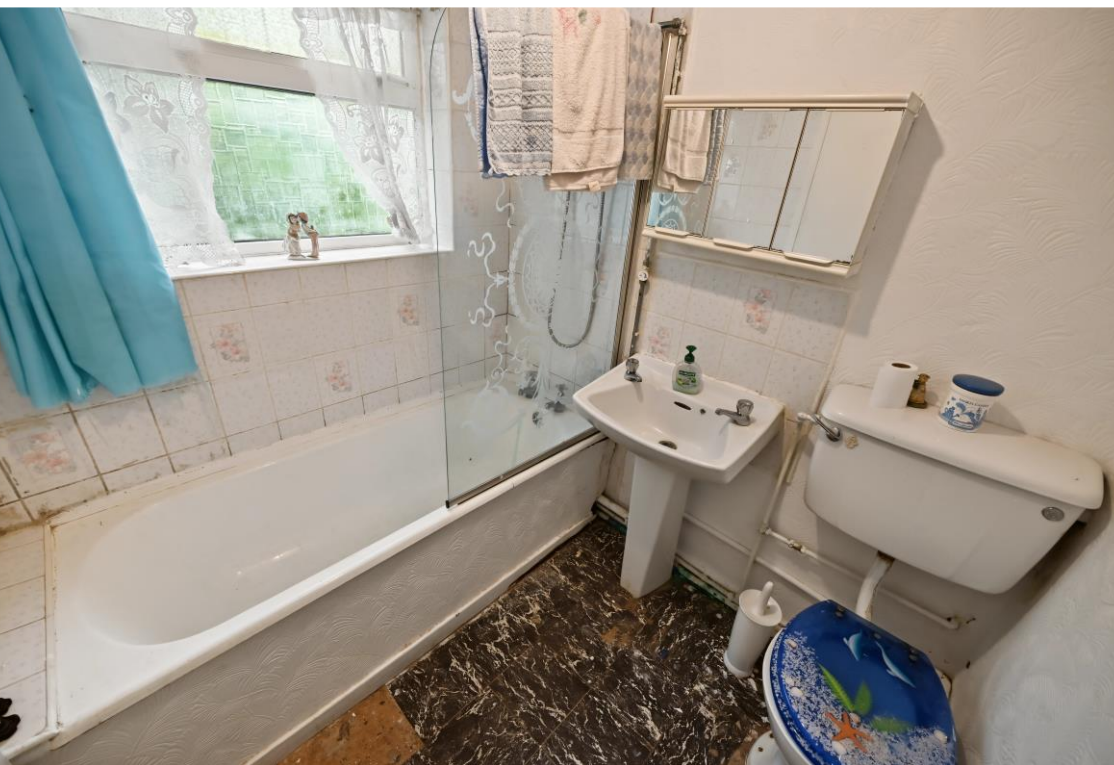


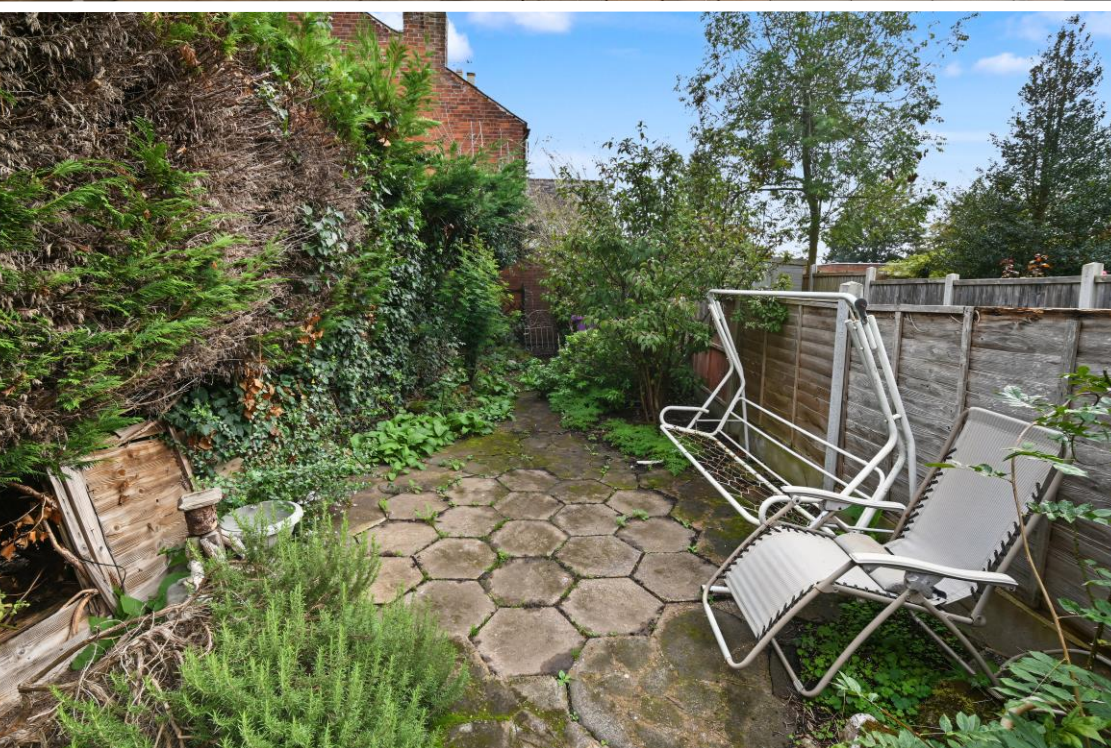
First Floor

Approx.: 238.7sq feet
(22.2sq metres)











PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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