

7 Clifton Road, Wolverhampton, WV6 9AN

BERRIMAN
EATON



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Requiring a full scheme of refurbishment, this is a rare opportunity provided by a substantial single storey residence with the potential of substantial extensions or redevelopment of the whole site, all standing in a large plot of just over a quarter of an acre in total.

LOCATION

Positioned in the very heart of Stockwell End, one of the area's most prestigious and sought-after residential enclaves, this exceptional home enjoys an enviable setting defined by character, convenience and community.

The property is just a short stroll from the charming centre of Tettenhall Village, renowned for its vibrant atmosphere and excellent selection of independent shops, cafés and everyday amenities. The picturesque open spaces of the Upper Green provide a beautiful backdrop to village life, offering a tranquil setting for leisurely walks and outdoor enjoyment.

For those needing to travel further afield, the city centre is easily accessible, with regular public transport services operating from Tettenhall, ensuring seamless connectivity while retaining the benefits of village living.

DESCRIPTION

7 Clifton Road is an excellent bungalow with rooms of generous proportions throughout. The house stands in a large plot behind an impressively wide frontage with a dual entrance carriage driveway and there is a delightful garden to the rear.

The property now requires a comprehensive scheme of refurbishment throughout which affords buyers the opportunity to "make the property their own". There is ample scope for extensions, the possibility of creating first floor accommodation or, indeed, the redevelopment of the entire site, all subject to gaining all of the usual and necessary consents and permissions.

ACCOMMODATION

Glazed doors open into the PORCH with a front door leading to the RECEPTION HALL with a useful cloaks and store cupboard and a door to the rear garden. The LOUNGE is an exceptional reception room with a light corner aspect with windows to three elevations, a marble fireplace with cupboards to either side and wiring for wall lights. There is a BREAKFAST KITCHEN with wall and base mounted cupboards, a double oven Aga, a window overlooking the rear garden, a shelved pantry and a door to the LAUNDRY with plumbing for a washing machine. There is a door opening into the DINING ROOM with patio doors to the garden, a large walk in store cupboard and glazed doors and windows opening into a GARDEN ROOM with windows and doors to the front and an internal door to the garage.

BEDROOM ONE is a large double room in size with a light corner aspect with windows to two elevations and a wide bank of fitted wardrobes with cupboards above. BEDROOM TWO is also a good double room in size with a corner aspect with windows to the side and rear. BATHROOM ONE has a coloured suite with a panelled bath with shower over, pedestal basin, bidet and WC, windows and part tiled walls. BATHROOM TWO has a coloured suite with a panelled bath, pedestal basin and WC, a window, tiled walls and a shelved linen cupboard.

OUTSIDE

The property stands behind an impressively wide frontage with a dual entrance CARRIAGE DRIVE laid in tarmacadam leading around a shaped semi circular front lawn together with well stocked beds and borders. there is ample parking and a LARGE DOUBLE GARAGE with electric light and power, cold water supply, an internal door to the garden room and a rear door to a WORKSHOP /POTENTIAL OFFICE with a rear window and garden door.

The REAR GARDEN enjoys a high degree of privacy with a shaped lawn, matured beds and borders and a paved terrace. There is a total plot size of approximately 0.26 acres.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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 very low risk.

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Wombourne Office
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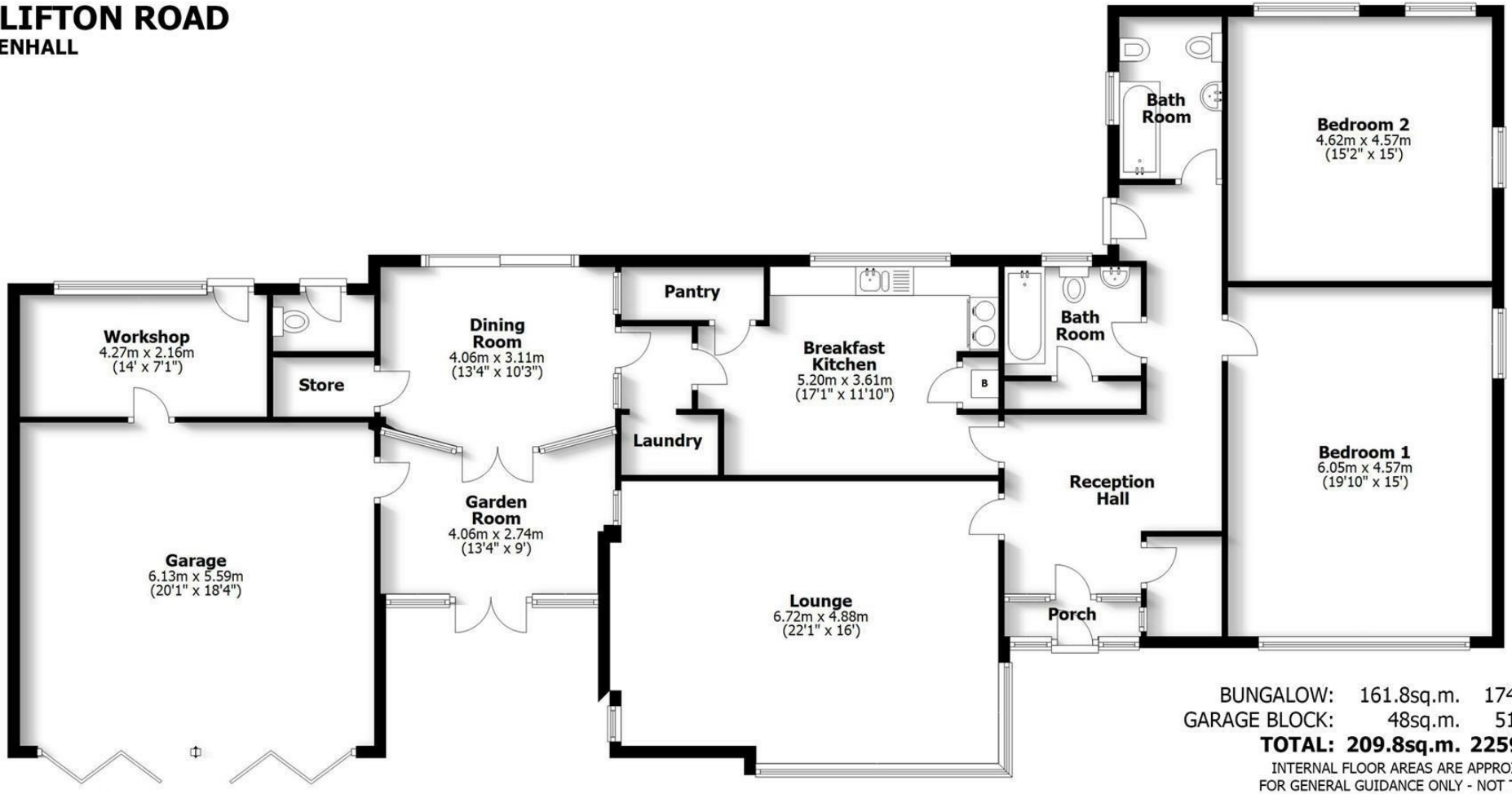
www.berrimaneaton.co.uk

Offers Around
£549,950

EPC: F

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.

7 CLIFTON ROAD
TETTENHALL



Ground Floor

BUNGALOW:	161.8sq.m.	1742sq.ft.
GARAGE BLOCK:	48sq.m.	517sq.ft.
TOTAL:	**209.8sq.m.**	**2259sq.ft.**

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

















