



**Connells**

School Road  
Tettenhall Wood Wolverhampton



### Property Description

Connells Wolverhampton are pleased to bring to market this three bedroom home set within the heart of Tettenhall Wood.

This generous three-bedroom semi-detached home offers fantastic scope for extension, or reconfiguration (subject to planning permission).

The property boasts spacious living areas, kitchen, outbuilding to rear with plumbing, three spacious bedrooms, family bathroom, and generous front and rear garden.

Property comes with no upward chain and is the ideal first time purchase, or family home. Viewing is highly advised.

### Location And Area

This Property is located in the massively popular Tettenhall Wood area of Wolverhampton. Nearby is Tettenhall Village which offers a range of bars, restaurants, shops, banks. Also nearby there is a selection of dentists, doctors and local schooling. The popular National Trust property Wightwick Manor is also a short distance away.

### Entrance Hall

Double glazed door to side, double glazed window, stairs, understairs storage cupboard, door to lounge.

### Lounge

13' 10" x 12' 6" (4.22m x 3.81m)

Double glazed window to front, feature fireplace housing the log burner, door to kitchen diner.

### Kitchen Diner

Base units with worksurfaces, sink drainer, two double glazed windows to front and rear, integrated electric oven and electric hob, space for domestic appliances as well as a log burner, understairs storage cupboard, double glazed door leading to utility.

### Utility/ Side Entry

Access to wc, storage cupboard, double glazed doors to side, double glazed window to rear, sink drainer, worksurfaces, space for domestic appliances.

## First Floor Landing

Stairs, loft access, cupboard, doors to various rooms.

## Bedroom One

11' 5" x 6' 10" ( 3.48m x 2.08m )

Double glazed window, storage heater.

## Bedroom Two

13' 4" x 11' 8" ( 4.06m x 3.56m )

Double glazed window, storage heater.

## Bedroom Three

11' 11" x 9' 11" ( 3.63m x 3.02m )

Double glazed window, storage heater.

## Shower Room

Double shower cubicle, complimentary tiling, double glazed window to side, wc, wash hand basin.

## Outside Front

Lawned area with borders and shrubs, pathway to property.

## Outside Rear

Enclosed rear garden, lawned area, borders and shrubs, patio and shed.









**Ground Floor**



**First Floor**

**Total floor area 110.3 m<sup>2</sup> (1,188 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating: F    Council Tax  
 Band: B

Tenure: Freehold

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