



35 Limes Road, Tettenhall, Wolverhampton, WV6 8RD

**BERRIMAN**  
**EATON**

## 35 Limes Road, Tettenhall, Wolverhampton, WV6 8RD

A superbly located central village Victorian mid terrace cottage, previously providing two bedroom accommodation but which was reconfigured some years ago to provide a single, large first floor bedroom but which could be converted back to two rooms should buyers so wish.

### LOCATION

Limes Road is a highly regarded address and is within easy walking distance of the centre of Tettenhall Village with its wide array of local amenities. The picturesque open spaces of the Upper Green are nearby and there is convenient travelling to the city centre.

### DESCRIPTION

35 Limes Road is a charming, period residence with character accommodation with a contemporary twist to the layout. Some years ago the two ground floor living rooms were combined to form one sizeable room, a spiral staircase installed and the two first floor bedrooms combined to form one large bedroom. The layout could be reconfigured according to buyers' preferences, but the current layout is unique and of considerable merit.

UPVC double glazed windows have recently been fitted and the remainder of the cottage would benefit from general works of improvement affording buyers the opportunity to make the home 'their own'.

### ACCOMMODATION

A front door opens into a small porch with a further door into the LARGE THROUGH RECEPTION ROOM with windows to both the front and rear, a gas fire set in a brick chimneypiece, a cast iron spiral staircase rising to the first floor and being open through into the KITCHEN with fitted base and wall cupboards, stainless steel sink, four ring hob, electric oven, plumbing for a washing machine, a window and stable style door to the side and a door to the BATHROOM with WC, washbasin, bath with electric shower above, splash back tiling, a window to the side and an extractor fan.

The spiral staircase rises to the open plan first floor BEDROOM with a light through aspect with windows to both the front and rear, a decorative feature brick fireplace and wall with arched recess, access to the loft and a cupboard housing the hot water tank and a gas fired boiler.

### OUTSIDE

The property stands behind a small front courtyard and the rear garden has been hard landscaped for ease of maintenance with raised borders and gated pedestrian access to the rear onto Nursery Walk, outside power points and a cold water tap.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND B – 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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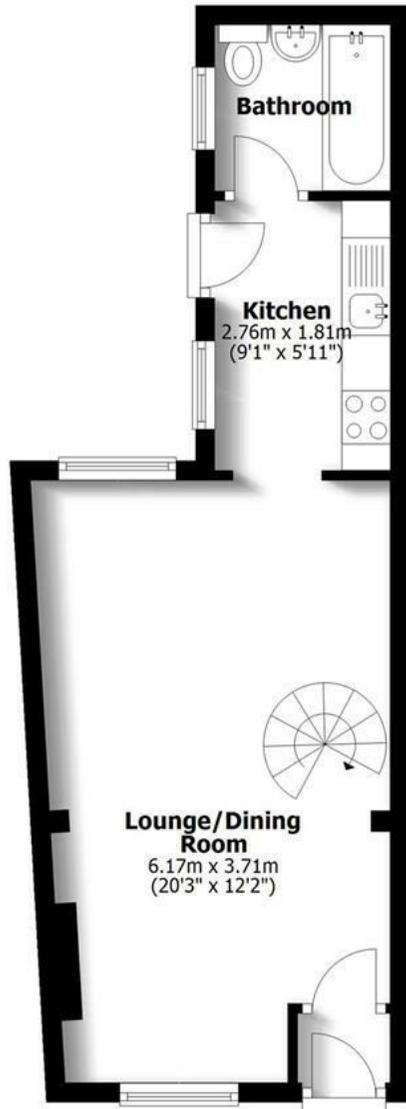
Offers Around  
£185,000

EPC:

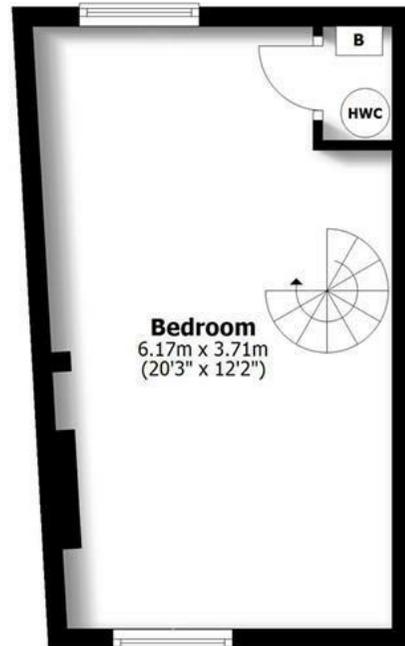
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

**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.

**35 LIMES ROAD  
TETTENHALL**



**Ground Floor**



**First Floor**

**TOTAL: 52sq.m. 560sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



