



17 Dippons Mill Close, Tettenhall Wood, Wolverhampton, WV6 8HH

BERRIMAN
EATON

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A three bedroom home standing in a quiet cul-de-sac in a sought after residential location providing well-proportioned accommodation requiring a general scheme of updating to realise full potential.

LOCATION

Dippons Mill Close is a quiet cul-de-sac of similar houses situated within easy reach of the full range of local facilities and amenities of both Tettenhall Wood and Tettenhall village and there is convenient travelling to the city centre. Furthermore the area is well served by schooling in both sectors.

DESCRIPTION

A link detached property providing rooms of generous proportions with two reception rooms, a kitchen, utility and guest cloak room to the ground floor together with three bedrooms, a family bathroom and separate WC to the first floor. There is a driveway to the front providing off street parking together with a garage and a rear garden.

The property requires a general scheme of modernisation, allowing buyers the opportunity to personalise the home to their own tastes and requirements.

ACCOMMODATION

A double glazed door opens into the HALL with a GUEST CLOAKROOM having a WC, wash basin and a double glazed front window. The DINING ROOM has a double glazed side window, understairs storage cupboard and sliding doors leading into the LOUNGE with a double glazed window to the rear and door to the side elevation. The KITCHEN comprises wall and base mounted units, a sink and drainer, an integrated oven and microwave and gas hob, a double glazed front window and door to the UTILITY with space for a washing machine, a storage cupboard and a door to the garage.

The first floor LANDING has an airing cupboard and double glazed windows to the side. BEDROOM ONE is a double room with a double glazed side window and built in wardrobes. BEDROOM TWO is also a double room in size with a double glazed front window and a built in wardrobe and BEDROOM THREE has a double glazed side window and a built in wardrobe. The BATHROOM has a panelled bath with a shower over, a wash basin and a double glazed side window and there is a separate WC with a double glazed window.

OUTSIDE

The property sits with an attractive frontage behind a mature front lawn and a DRIVEWAY affording off street parking. There is a GARAGE providing ample storage space with a glazed window and door to the rear. The GARDEN has a paved patio and a shaped lawn with shrubbed borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard 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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Lettings Office

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Wombourne Office

01902 326366

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Offers Around
£375,000

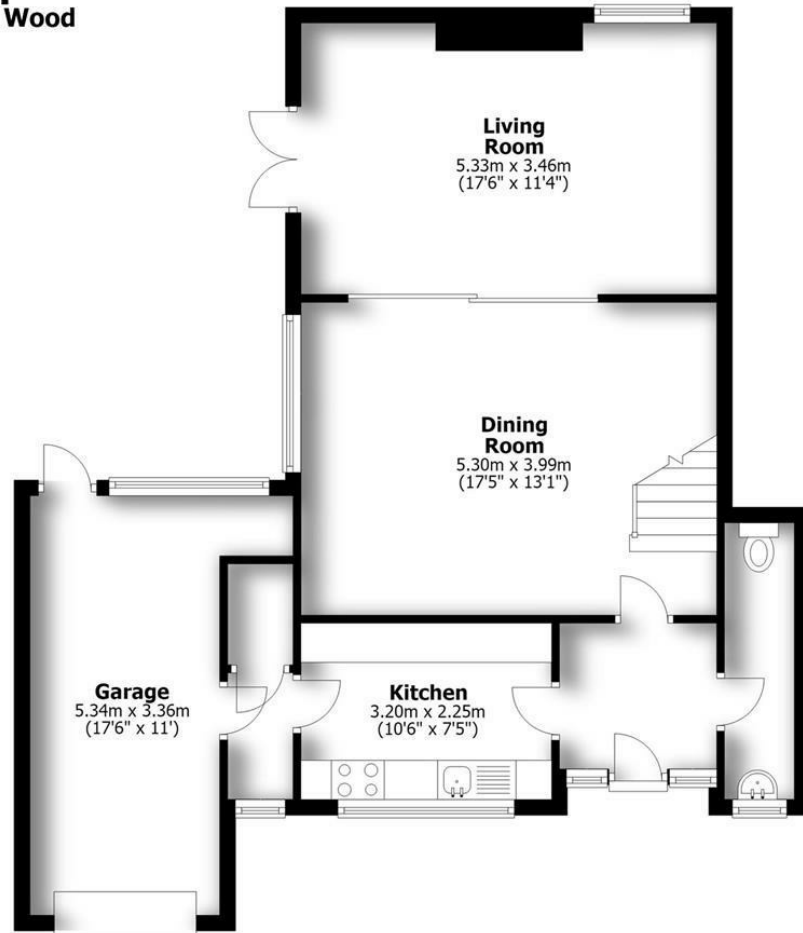
EPC:

www.berrimaneaton.co.uk

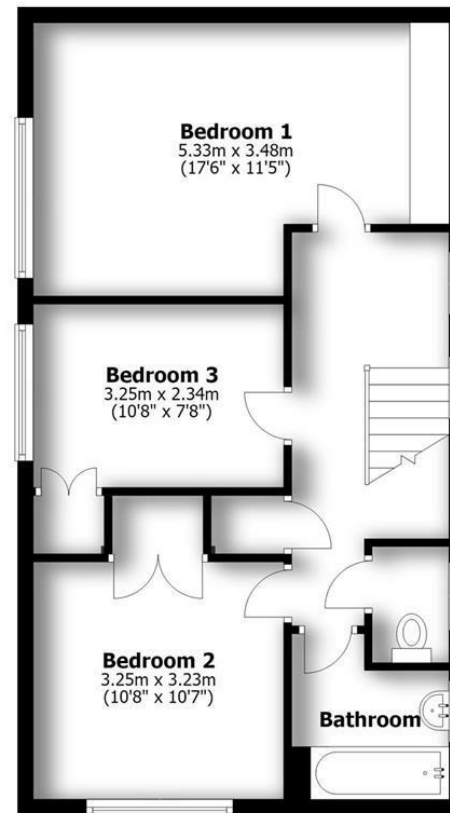
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



17 Dippons Mill Close
Tettenhall Wood



Ground Floor



First Floor

HOUSE: 111.6sq.m. 1201sq.ft.
GARAGE: 13.7sq.m. 147sq.ft.
TOTAL: 125.3sq.m. 1348sq.ft.

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

