



**Connells**

Regis Road  
Tettenhall Wolverhampton



### Property Description

Connells Wolverhampton are thrilled to bring to the market this outstanding three bedroom end terrace property in the popular Tettenhall village. Benefiting from having NO CHAIN, an abundance of internal space and access to a parcel of land "secret garden" to rear, this property must be viewed in order to fully appreciate. This rare and unique opportunity should not be missed, call Connells today to book a viewing.

The property comprises lounge, entertainment kitchen diner and bathroom, two first floor bedrooms, wc, staircase to top floor bedroom, driveway to front, side shared access & large rear garden.

### Lounge

11' 10" x 11' 5" ( 3.61m x 3.48m )

Double glazed door and window to front, central heating radiator, door to entertainment kitchen diner.

### Entertainment Kitchen Diner

20' 8" x 11' ( 6.30m x 3.35m )

Double glazed window to side, skylights, a range of stylish wall and base units, space for Range cooker, seating area, utility area with plumbing for washing machine.

### Bathroom

Pedestal sink, freestanding bath with a waterfall shower, low flush toilet, door to entertainment kitchen diner.

### The Location & Area

Set to the north west of Wolverhampton City centre in the sought after Tettenhall area with numerous parks and highly regarded schools. Set within a short distance of Tettenhall Village Green with a variety of shops, eateries and cafe's nearby. Bilbrook Rail Station is less than two miles away and has a large variety of excellent local schools on hand.



### First Floor Landing

Doors to various rooms, stairs to loft room

### Bedroom One

11' 10" x 15' 9" ( 3.61m x 4.80m )

Double glazed sash window to front, central heating radiator, door to first floor landing.

### Bedroom Two

8' 8" x 11' 5" ( 2.64m x 3.48m )

Double glazed sash window to rear, central heating radiator, door to first floor landing.

### Separate Wc

Low flush wc.

### Bedroom Three

11' 2" x 11' 5" ( 3.40m x 3.48m )

Double glazed sash window to side, central heating radiator, stairs to first floor landing.

### Outside Front

Driveway area to front providing off road parking, side shared access.

### Outside Rear

Enclosed rear garden, a range of mature plants, trees and shrubs, prefabricated garage.

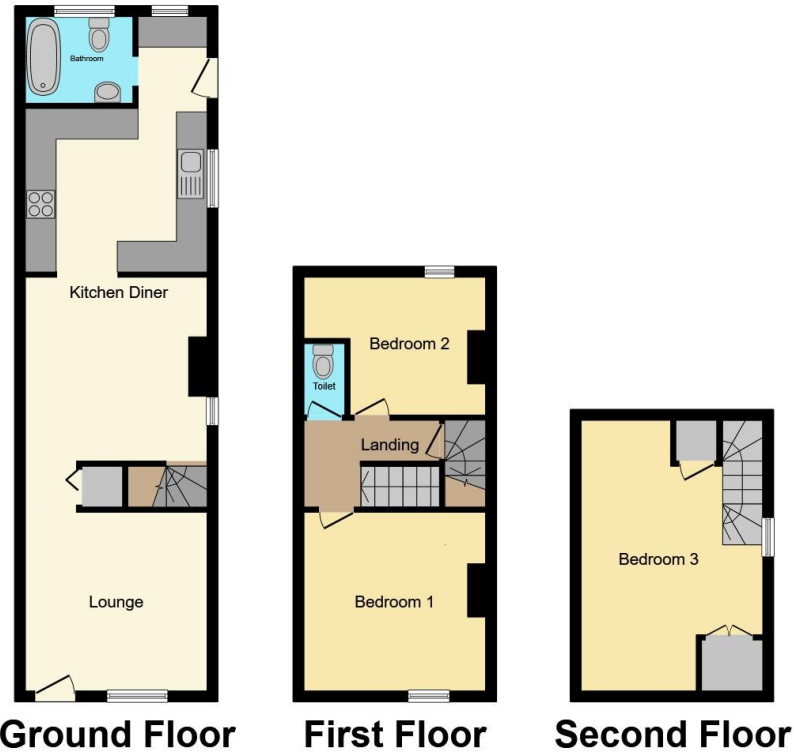
### Parcel Of Land - Secret Garden

Large and spacious parcel of land to rear with potential for further development subject to necessary planning permissions and consents.









Total floor area 94.4 m<sup>2</sup> (1,016 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)



To view this property please contact Connells on

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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334847](http://connells.co.uk/Property/WVH334847)**



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