

# OPEN VIEWINGS IN SEPTEMBER

## SATURDAYS 10am - 4pm



84 Woodthorne Road South, Tettenhall, Wolverhampton, WV6 8SL

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A pair of outstanding newly built houses providing accommodation of much merit and depth which have been architecturally designed to provide contemporary living spaces which are infused with light.

Viewings by appointment in the week .

### LOCATION

The two properties stand in a prominent position on Woodthorne Road South which is a highly regarded tree-lined avenue close to the heart of Tettenhall. The fashionable village centre provides a full complement of local shopping facilities and the picturesque open spaces of the Upper Green are within easy walking distance. The area is well served by schooling of high repute in both sectors and the schools cater for pupils of all ages.

### DESCRIPTION

The properties have been designed by a highly regarded local architect who is known for the flair of his work. The houses provide stylish accommodation which is flexible in use to provide either a three or four bedroom layout depending upon buyers preferences. The houses have been finished to an exacting standard with a superb level of specification throughout including kitchen and sanitaryware of the highest quality and double glazing throughout.

The focal point of each property is undoubtedly the stunning reception area with a lounge area with a fantastic, vaulted ceiling.

### ACCOMMODATION

The properties are entered via a HALL with a useful store cupboard and there is a guest CLOAKROOM. There is a superb open-plan LOUNGE / DINING ROOM/ KITCHEN with a full range of cupboards with granite working surfaces and fitted appliances. The kitchen runs through to a dining area with a lounge beyond with a fireplace, vaulted ceiling and a feature arched window with French doors to the garden. The ground floor further benefits from a BEDROOM with an ENSUITE SHOWER ROOM, a FOURTH BEDROOM OR SITTING ROOM and a LAUNDRY.

Stairs rise to the first floor with TWO DOUBLE BEDROOMS, one of which has a well appointed ENSUITE BATHROOM and one of which has a well appointed ENSUITE SHOWER ROOM.

### OUTSIDE

The properties stands behind driveways laid in brick setts leading to the integral GARAGE with an internal door to the properties.

There are excellent GARDENS to the rear which are fully turfed and which provide ample external recreational areas.

### SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND tbc - Wolverhampton CC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

**13/15 High Street  
Tettenhall  
Wolverhampton  
WV6 8QS  
01902 747744**

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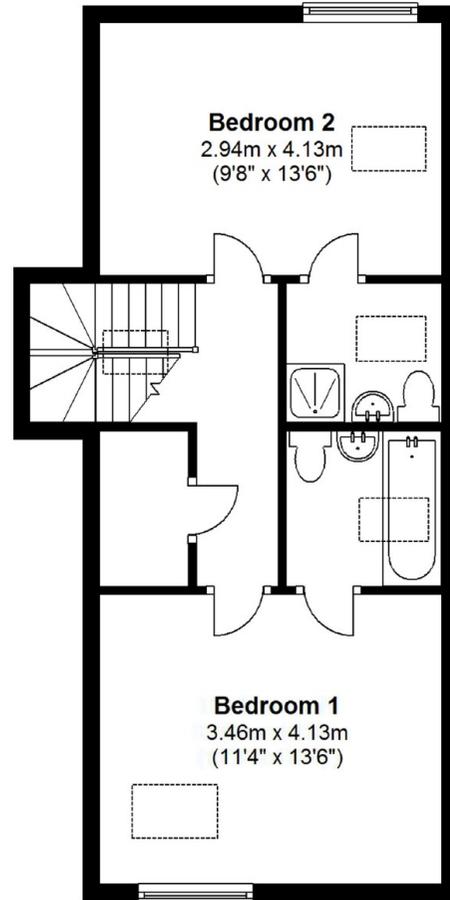
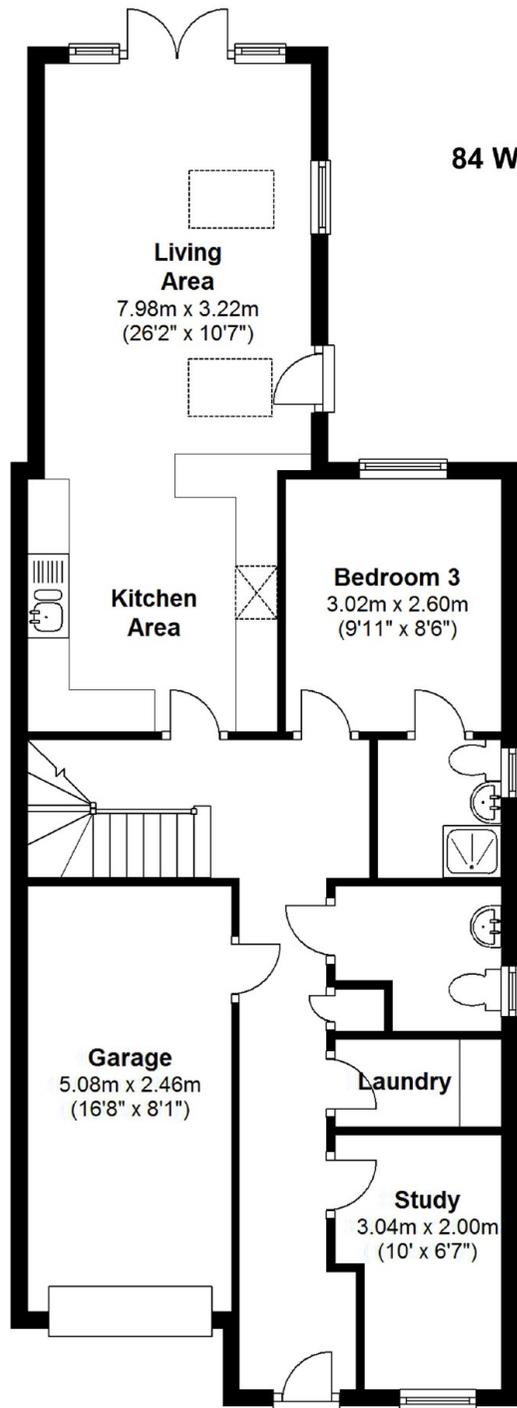
Offers around  
£285,950

**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.

**84 WOODTHORNE ROAD SOUTH  
TETTENHALL**

**Approx Overall Floor Area  
106.6sq.m 1148sq.ft.  
(excluding garage)**

**FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE**



**First Floor**



**Ground Floor**

