23 Hinckes Road, Tettenhall, Wolverhampton, WV6 8RJ

BERRIMAN
EATON

23 Hinckes Road, Tettenhall, Wolverhampton, WV6 8RJ

A surprisingly spacious, attractive and well located property providing extensive living space over three floors with four double bedrooms and in a sought after Tettenhall address

LOCATION

Hinckes Road runs between Redhouse Road and Regis Road in easy walking distance of the centre of the picturesque village of Tettenhall which provides a full range of local facilities which are ideal for everyday needs. There is also a local convenience store at the corner of Regis Road and Mancroft Road and there is easy access to the City Centre.

The open spaces of the Upper Green are within walking distance and, furthermore, the area is particularly well served by schooling in both sectors.

DESCRIPTION

23 Hinckes Road is an attractive, semi-detached property with a part timbered façade and prominent front gable. The property provides deceptively spacious living accommodation with rooms of generous proportions over three storeys.

The house is well appointed throughout and has been well maintained by the current owners. There are contemporary kitchen and bathroom suites of quality, double glazing, gas fired central heating and tasteful décor.

The house stands within a superb plot and benefits from a lovely, west facing rear garden.

ACCOMMODATION

An open, timber framed PORCH has a double glazed front door opening into the HALL with a double glazed and leaded front window, cloaks and storage cupboard, gloss floor tiling and a door into the GUEST CLOAKROOM with a white suite of WC and pedestal basin with tiled splash back and ceramic tiled floor. The LOUNGE is a superbly proportioned double room in size with a corner aspect to the walk in double glazed and leaded window to the front together with a further double glazed side window, laminated flooring, a contemporary living flame hole in the wall gas fire, integrated ceiling lighting and wiring for a wall light. There is a fine, L-shaped DINING KITCHEN which has been extended to the rear to enhance the usability and space. The KITCHEN has a full range of gloss white fronted wall and base mounted cupboards with granite effect working surfaces and coordinating breakfast bar space for an American style fridge freezer, a five ring gas hob with contemporary filtration unit above, two integrated Neff double ovens with an integrated microwave, integrated washing machine, dryer, dishwasher, integrated ceiling lighting, ceramic floor tiling and a double glazed window overlooking the rear garden. The DINING ROOM has laminated flooring, wiring for a wall mounted TV, double glazed French door to the garden together with a double glazed external side door and glazed double doors into the lounge.

A staircase with turned balustrading rises from the hall to the first floor landing. BEDROOM ONE is a good double room in size with a double glazed and leaded window to the front, integrated ceiling lighting, picture rail and a full range of fitted bedroom furniture including ample wardrobe space, knee hole dressing table with chests of drawers to either side, bedside cupboards with glazed and downlit display units above and cupboards over the bedhead recess. BEDROOM TWO is a good double room in size with a double glazed and leaded window overlooking the rear garden, integrated ceiling lighting and laminated flooring. BEDROOM THREE is also a double room in size with a double glazed and leaded window to the rear, integrated ceiling lighting and a boiler cupboard with wall mounted Worcester Bosch gas fired central heating boiler. The BATHROOM has a well appointed white suite with a panelled corner bath with shower over, WC and vanity unit with wash basin with cupboard beneath, granite tiling to the floor, part tiled walls, a chrome towel rail radiator and a double glazed and leaded window to the front.

A further staircase rises to the upper floor which provides BEDROOM FOUR which, as with the other bedrooms, is a double room in size with two double glazed roof lights, under eaves storage and a walk in wardrobe / storage cupboard.

OUTSIDE

23 Hinckes Road stands behind a wide and deep frontage which is laid in brick paviours and which provides ample off street parking for several cars. There is gated side access over a covered path leading to the REAR GARDEN. There is an extensive paved entertaining terrace to the rear of the house with steps leading to a further paved terrace with a shaped lawn with stocked beds and borders and a brick and tile GARDEN BUILDING which could be converted to provide an office for those wishing to work from home, a gym or leisure room. There is a paved patio to the rear of the house with a timber SUMMER HOUSE, external lighting and an external cold water supply.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£399,950

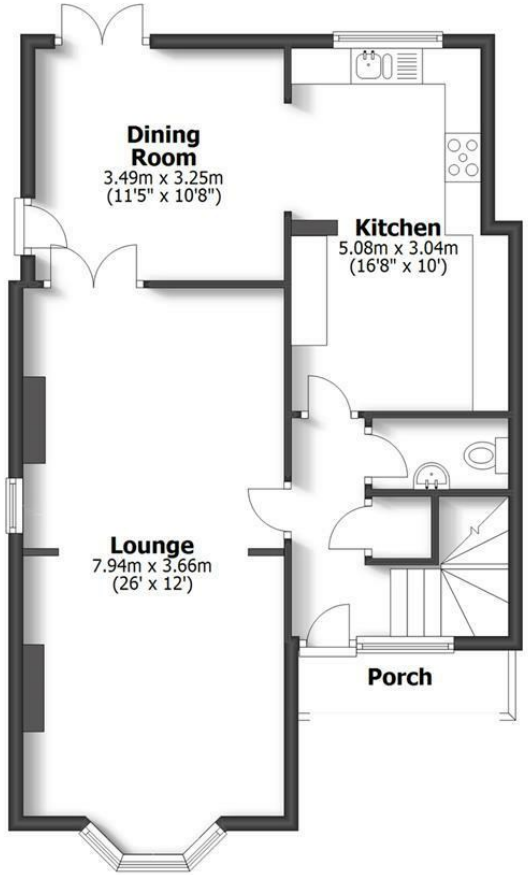
EPC: D

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.

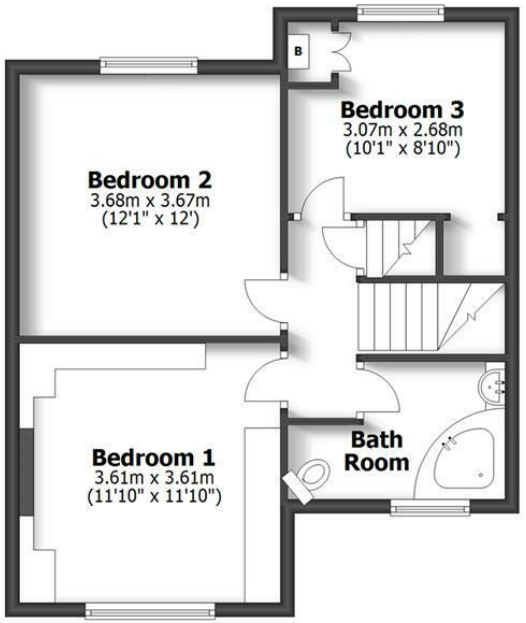
23 HINCKES ROAD
TETTENHALL

HOUSE: 135.0sq.m. 1453sq.ft.
GARAGE: 11.1sq.m. 120sq.ft.
TOTAL: 146.1sq.m. 1573sq.ft.

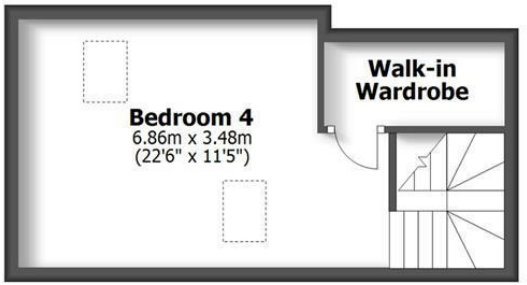
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

SAMSUNG