



59 Woodthorne Road South, Tettenhall, Wolverhampton, WV6 8SN

BERRIMAN  
EATON



# 59 Woodthorne Road South, Tettenhall, Wolverhampton, WV6 8SN

A beautifully presented family home with particularly impressive ground floor accommodation in an outstanding plot of almost 0.4 of an acre in total with a particularly and impressive wide frontage to Woodthorne Road South with a large front lawn and dual entrance carriage driveway

## LOCATION

59 Woodthorne Road South stands in a highly regarded residential address which stands within easy reach of the wide ranging local facilities and amenities available within both Tettenhall Village and Tettenhall Wood and within easy reach of a wide range of highly regarded schooling in both sectors.

## DESCRIPTION

59 Woodthorne Road South is a superb family home with well appointed and stylish accommodation over both ground and first floors which is flexible in use.

The house has been well maintained over the years and is presented with a superb internal condition with the focal point of the ground undoubtedly being the magnificent kitchen / family room. There are four good bedrooms to the first floor with an additional ground floor reception room which could easily be used to provide a fifth bedroom should buyers so wish.

One of the principal attractions of the property is the superb position within which it stands together with its extensive plot with an extensive garden frontage together with a large garden to the rear. There is a total plot size of almost 0.4 acres in total which is unusual for a house in this area.

## ACCOMMODATION

A front door with inset double glazed diamond light opens into the HALL with Karndean flooring, coved ceiling, integrated ceiling lighting and an under stairs cloaks and storage cupboard. The LOUNGE is a light room with a double glazed bow window to the front, a living flame coal effect gas fire standing within a formal marble surround, coved ceiling and an open, corbelled arching into the DINING ROOM with integrated ceiling lighting, a double glazed window overlooking the rear garden, an internal window and door to the hall and ceiling coving. Glazed doors and windows from the lounge open into the CONSERVATORY which is fully double glazed with a French door to the garden and ceiling mounted paddle fan and light. There is a SITTING ROOM / BEDROOM FIVE with a double glazed bow window to the front and a decorative marble fireplace and coved ceiling. The KITCHEN has been beautifully refurbished with a comprehensive range of wall and base mounted cupboards with marble working surfaces and a coordinating centre island with marble top and breakfast bar along with a range of AEG appliances including five ring stainless steel gas hob and two electric ovens, a microwave together with Zanussi appliances to include a stainless steel extraction chimney, dishwasher and two fridge / freezers, twin undermounted stainless steel sinks, a double glazed window and an open door into the FAMILY ROOM with a walk in double glazed bay window and French door to the rear garden, a wide bank of storage cupboards and the entire room benefits from integrated lighting and Karndean flooring. There is an internal door to the garage and a GUEST CLOAKROOM with a contemporary white suite of WC and vanity unit with wash basin, integrated ceiling lighting, Karndean flooring and a double glazed window.

A staircase rises from the hall to the first floor landing with integrated ceiling lighting. There is a large PRINCIPAL SUITE with a double bedroom with a double glazed window overlooking the rear garden, integrated ceiling lighting, fitted furniture incorporating wardrobes and chests of drawers and an EN-SUITE SHOWER ROOM with a well appointed contemporary suite with a fully tiled shower with waterfall head and separate hose, wall hung WC and vanity unit with twin wash basin with drawers beneath, tiled floor and walls, a double glazed window, integrated ceiling lighting and a towel rail radiator. BEDROOM TWO is a good double room in size with a range of fitted bedroom furniture incorporating ample wardrobe space, matching bedside units with display shelving above and cupboards above the bed head recess and a double glazed window to the rear. BEDROOM THREE is a double room in size with a double glazed window to the front and BEDROOM FOUR is also a good room in size with coved ceiling, a double glazed window to the front, a built in storage cupboard / wardrobe and access to the roof space. The BATHROOM has a bath set with a tiled recess, WC and vanity unit with wash basin with cupboards and drawers beneath, part tiled walls, coved ceiling and a double glazed window to the rear.

## OUTSIDE

59 Woodthorne Road South stands behind a particularly and impressive wide frontage with extensive shaped front gardens and a carriage DRIVEWAY laid in tarmac providing ample off street parking. The GARAGE has an elevating door, wall mounted Worcester Bosch central heating boiler, pressurised Worcester Bosch hot water cylinder, plumbing for a washing machine, concrete floor, electric light and power and an internal door to the family room.

The REAR GARDEN enjoys a high degree of privacy with a paved terrace to the rear of the property, shaped lawn and well stocked beds and borders with a delightful tree studded backdrop.

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

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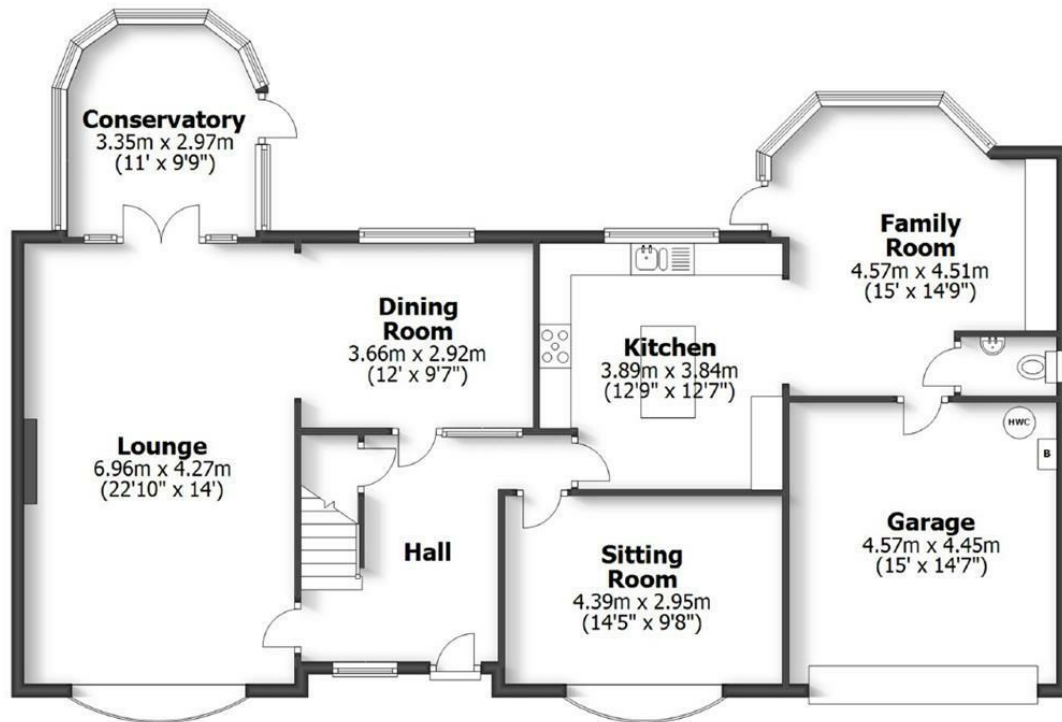
EPC: E

**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.

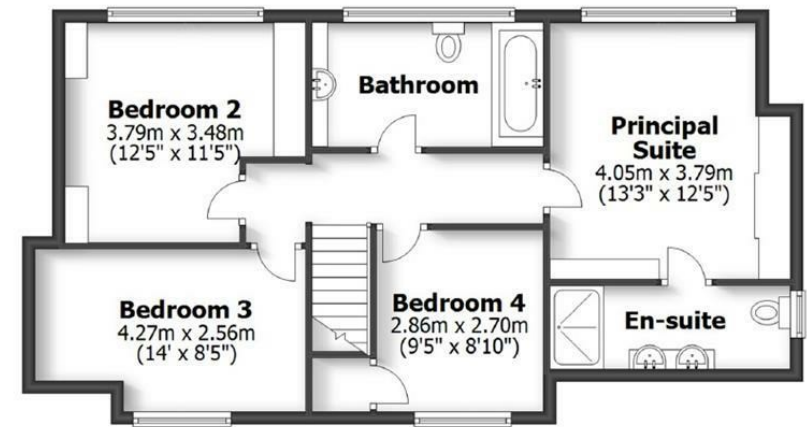


**59 WOODTHORNE ROAD SOUTH  
TETTENHALL**

HOUSE: 178.3sq.m. 1919sq.ft.  
 GARAGE: 20.3sq.m. 219sq.ft.  
**TOTAL: 198.6sq.m. 2138sq.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**



