



2 Danescourt Cottages, Danescourt Road, Tettenhall, Wolverhampton, WV6 9BH

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A three / four double bedroom semi-detached property in one of the areas most sought after locations with the potential for buyers to refurbish to truly make it their own.

LOCATION

The excellent local amenities of Tettenhall are within easy reach and the picturesque open spaces of the Upper Green are within easy walking distance with the house overlooking the South Staffordshire Golf Club grounds and also the Cricket Ground. Wolverhampton City Centre itself is within a few minutes drive, there are regular public transport services and rail services run from Codsall Station which, again, is easily accessible and which benefits from direct connections to Birmingham and Shrewsbury.

DESCRIPTION

The current owner of 2 Danescourt Cottages has started some work on the property leaving the rest to be updated by the new owners. The accommodation offers a large lounge to the ground floor along with an open plan living / dining / kitchen, utility and shower room. To the first floor there are currently three double bedrooms and a bathroom and there is the scope to reinstate the fourth bedroom should buyers so wish. There are many original features in the property which was built in circa 1900 and is believed to be one of the two gamekeepers cottages for Wergs Hall.

ACCOMMODATION

A double glazed front door opens into the PORCH with tiled flooring and a glazed wooden door with coloured light over opens into the HALL with oak flooring and a useful understairs cupboard. The LOUNGE with oak flooring, coved ceiling, integrated ceiling lighting, a double glazed bay window to the front, a double glazed window to the side, an original Victorian fireplace with wooden mantle. From the hall a stable style door opens into the open plan LIVING / DINING KITCHEN with tiled flooring throughout, double glazed windows to two elevations, a brick, recessed fireplace, gas fired Aga, sink and drainer set in a working surface. There is a UTILITY with work surface and wall cupboard, double glazed door to the rear garden and a ground floor SHOWER ROOM with a fully tiled shower cubicle, WC, wash basin, tiled floor, tiled walls and a double glazed window.

A staircase from the hall rises to the first floor landing with oak flooring, a double glazed window to the front and access to the loft. BEDROOM ONE is a good size double room with double glazed windows to two elevations and an open brick fireplace. BEDROOM TWO is a good size with oak flooring and a double glazed window to the rear. BEDROOM THREE is double in size with oak flooring and a double glazed window. There is a large LANDING / BEDROOM FOUR with a Victorian fireplace, a double glazed window to the side and oak flooring. This room was former partitioned off to create the third bedroom but currently the wall has been removed but could be replace should buyers so wish. The BATHROOM has a bath, WC, shower cubicle, pedestal wash basin, part tiled walls and a double glazed window.

OUTSIDE

2 Danescourt Cottages sits behind a front courtyard with screening hedges and side access to the REAR GARDEN has a patio to the rear of the property with an area of decking, shaped lawn, an external cold water supplies and access to the PARKING AREA which is accessible from the shared driveway past 1 Danescourt Cottages.

We are informed by the Vendors that all mains services are connected, however, the heating is currently not working.

COUNCIL TAX BAND D – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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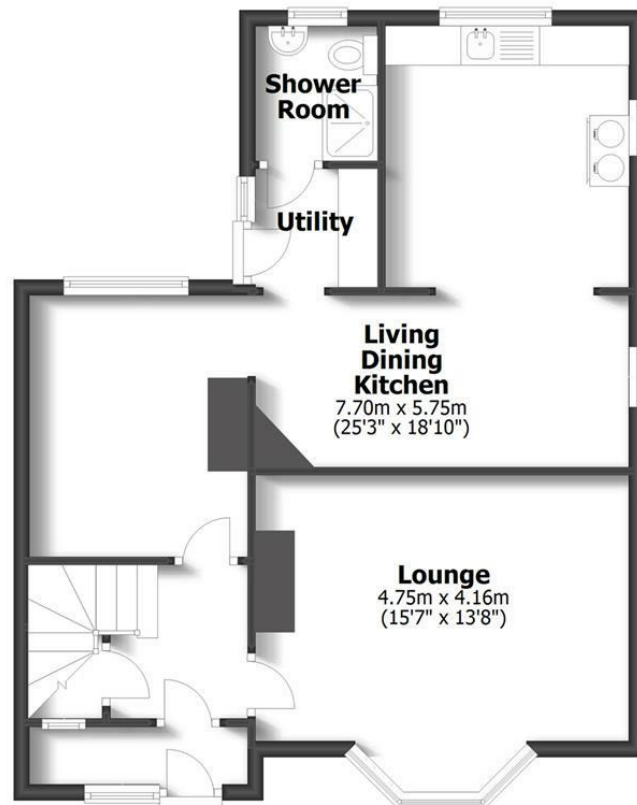
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



2 Danescourt Cottages Tettenhall

TOTAL: 118.7sq.m. 1278sq.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

