



15 Nursery Walk, Tettenhall, Wolverhampton, WV6 8QY

**BERRIMAN**  
**EATON**

# 15 Nursery Walk, Tettenhall, Wolverhampton, WV6 8QY

A two bedroom traditional terraced property close to the centre of Tettenhall Village

## LOCATION

Nursery Walk is a small and quiet street standing at the very heart of Tettenhall village within easy walking distance of the varied facilities in the village centre itself together with the picturesque open spaces of the Upper Green. Nursery Walk has long since been held to be one of the most exclusive and sought after addresses within the village centre.

## DESCRIPTION

17 Nursery Walk is a traditional two bedroom terraced property with a good size kitchen and an extended reception room creating ample space for both dining and seating and a low maintenance garden to the rear. The property benefits from double glazing and gas central heating.

## ACCOMMODATION

A front door with a glazed panel over opens into the KITCHEN with a range of wall and base units with working surfaces with mosaic tiled splash back, stainless steel sink and drainer, four ring gas hob with electric oven beneath, plumbing for a washing machine, integrated dishwasher, integrated fridge, tiled floor, double glazed window to the front, integrated ceiling lighting and a door to the open plan DINING ROOM / LOUNGE with ample space for both seating and dining with an original fireplace with tiled slips, wiring for wall lights and double glazed French door to the rear garden.

Stairs from the dining room rise to the first floor landing with access to the loft and a storage cupboard housing the wall mounted gas central heating boiler. BEDROOM ONE is a good size double room with a feature Victorian style fireplace and a double glazed window to the front. BEDROOM TWO is also double in size with a feature Victorian style fireplace, a useful storage cupboard and a double glazed window to the rear. The BATHROOM has a bath with shower over, WC, pedestal wash basin, tiled floor, part tiled walls, integrated ceiling lighting and double glazed window.

## OUTSIDE

The low maintenance REAR GARDEN has a paved patio to the rear of the property with bin access for number 17, there is an artificial lawn with fencing to the borders, external lighting and a brick built store with electric light and power.

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

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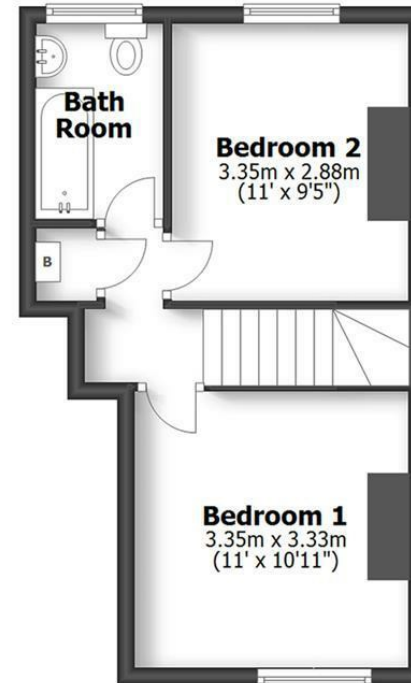
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 15 Nursery Walk Tettenhall



Ground Floor



First Floor

HOUSE: 65.1sq.m. 701sq.ft.  
GARAGE: 6.4sq.m. 69sq.ft.  
**TOTAL: 71.5sq.m. 770sq.ft.**

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

