



The Grey Cottage, 19 Clifton Road, Tettenhall, Wolverhampton, WV6 9AN

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# The Grey Cottage, 19 Clifton Road, Tettenhall, Wolverhampton, WV6 9AN

A delightful, detached Bungalow providing spacious accommodation, standing in a superb location on a generous plot.

## LOCATION

Clifton Road stands within Stockwell End which has always been considered to be one of the finest addresses within the region. The bungalow stands within easy walking distance of the picturesque open spaces of Upper Green and the centre of Tettenhall Village with its comprehensive range of local amenities and facilities. Wolverhampton City Centre is nearby, with regular bus services along the length of the Tettenhall Road and the area is well served by schooling in both sectors.

## DESCRIPTION

19 Clifton Road is well presented detached bungalow providing spacious accommodation, having, three reception rooms, kitchen, utility, three bedrooms, bathroom and wet room to the ground floor and a further bedroom and bathroom to the first floor. The property is set back standing in a large plot with off street parking for multiple vehicles and a mature rear garden.

## ACCOMMODATION

A glazed door opens into the PORCH having glazed windows, tiled flooring and a further glazed door to the ENTRANCE HALL having door to DINING ROOM, there is a large walk-in bay window to the front, coved ceiling, wall mounted cupboards and shelving, a feature fireplace with marble hearth and slips, door to the LIVING ROOM having coved ceiling, walk-in bay window to the side and rear, feature fireplace with marble heath and slip. There is a door to the breakfast room and BEDROOM THREE being a double room with a glazed window to the front, vanity unit with hand basin and cupboard below, fitted wardrobes, parquet flooring. The BREAKFAST ROOM has a double glazed window to the rear, a range of wall mounted storage cupboards and a gas central heating boiler. The KITCHEN comprises wall and base mounted units with fitted work top and tiled splash back, a four-ring gas hob, integrated double oven, space for fridge, tiled flooring, integrated ceiling lights, double glazed window to the side and a door to the UTILITY having wall and base units, stainless steel sink with tiled splash back, space for a fridge freezer and washer/dryer, glazed door to the side. There is a GUEST CLOAKROOM having WC, vanity unit with hand basin and cupboards below, integrated ceiling lights and a double glazed window to the side.

INNER LOBBY having a double glazed window to the side, leads through to BEDROOM ONE being a double room in size with a double glazed window to the side. BEDROOM TWO is a double room with glazed windows and a glazed door to the side. The BATHROOM comprises panelled bath, hand basin, WC, part tiled walls and a double glazed window to the side. The SHOWER ROOM has a vanity unit with hand basin and cupboards below, WC.

Stairs rise from the entrance hall to the first floor LANDING. BEDROOM FOUR has a double glazed window to the front, fitted wardrobes and hand basin with tiled splash back. The BATHROOM has a panelled bath and a double glazed window to the rear.

## OUTSIDE

The property stands in a generous plot, having off street parking, a tandem GARAGE providing ample storage space, electric light and power. There are mature gardens to the front, side and rear garden with well stocked beds, borders and the property enjoys a good degree of privacy.

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

### Tettenhall Office

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Asking Price  
**£550,000**

EPC: F

**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.



**The Grey Cottage**  
Stockwell End



HOUSE: 117.5sq.m. 1911sq.ft.  
 GARAGE: 27.2sq.m. 293sq.ft.  
**TOTAL: 144.7sq.m. 2204sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

