



9 Nursery Walk, Tettenhall, Wolverhampton, WV6 8QY

BERRIMAN
EATON

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A well presented three bedroom mid terraced property providing well proportioned accommodation situated in an excellent location.

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 for Victorian terraced houses within the Wolverhampton conurbation and this one is a particularly fine example.

DESCRIPTION

9 Nursery Walk is a charming, mid-terraced property providing accommodation over two storeys. The house has an attractive façade, with a delightful garden to the rear. It also benefits from gas fired central heating and double glazing.

ACCOMMODATION

A double glazed door opens into the DINING ROOM having a feature fireplace, coved ceiling and an understairs storage cupboard. The LOUNGE has a coved ceiling, double glazed window to rear, wiring for multiple wall lights and door to the KITCHEN comprising a range of wall and base mounted units with fitted work surface and tiled splash back, integrated oven with gas hob above, stainless steel sink with drainer, space for undercounter fridge, double glazed windows to the side, a built in cupboard with space for washer dryer and wall mounted Worcester Bosch boiler, double glazed door to the rear and door to the UTILITY having integrated ceiling lights, tiled walls, fitted work surface, stainless steel sink with drainer and double glazed window to the rear.

Stairs rise to the first floor LANDING with a STUDY AREA having an ornamental fireplace and double glazed window to the rear making it an ideal office for those wishing to work from home. BEDROOM ONE is a double room having an ornamental fireplace, picture rail, fitted wardrobes and sash windows to the front. The BATHROOM comprises a bath with shower, hand basin, WC, integrated ceiling lights, part tiled walls and double glazed window to the rear.

A further set of stairs rise to the Second floor LANDING. BEDROOM TWO is a double room having built in storage cupboard, integrated ceiling lights, storage to the eaves and double glazed skylight to the rear. BEDROOM THREE has laminate flooring and a double glazed skylight to the front.

OUTSIDE

There is pedestrian access through a side gate to the mature REAR GARDEN having a shaped lawn and paved patio with a further pedestrian gate to the rear allowing a further point of access to the property and the neighbours have a right of access to the rear to the shared alley.

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 which is part Flying.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows all 4 of the main suppliers have voice and data available inside, 2 out of the 4 main suppliers have enhanced data outside

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

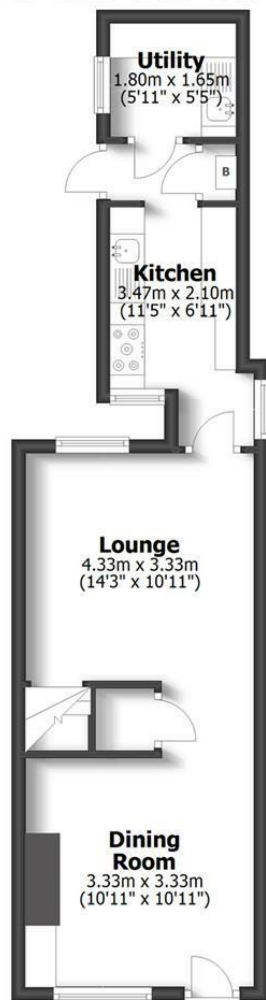
Offers Around
£229,950

EPC: E

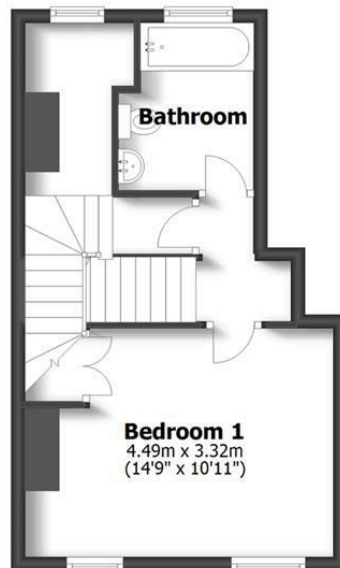
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



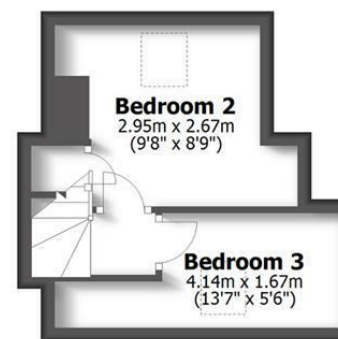
**9 Nursery Walk
Tettenhall**



Ground Floor



First Floor



Second Floor

TOTAL: 82.9sq.m. 893sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

