



71 Cornwall Road, Tettenhall Wood, Wolverhampton, WV6 8UY

BERRIMAN
EATON

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A mid-terrace, three double bedroom property which has been extended to offer an additional reception room, a laundry and a larger bedroom, the property comes with the benefit of a driveway and no upward chain

LOCATION

Cornwall Road forms part of an established, modern neighbourhood which is located close to the centre of the fashionable Tettenhall village with its full range of local facilities. Further amenities can be found in Tettenhall Wood and Compton and the area is well served by schooling across all age ranges. Regular bus services are available and the city centre is within easy reach.

DESCRIPTION

71 Cornwall Road offers well proportioned accommodation over both ground and first floors. To the ground floor the property has been extended and has two reception rooms, a breakfast kitchen with laundry off and a guest cloakroom. The first floor has three double bedrooms, a walk in wardrobe with fitted cupboards and a bathroom with bath, WC and shower cubicle. There is a driveway to the front and a rear garden with an outside store and potting shed.

ACCOMMODATION

A double glazed PORCH with wood laminate flooring has a glazed door opening into the HALL with a GUEST CLOAKROOM with WC, wood laminate flooring and a double glazed window to the front. The LOUNGE has a double glazed window to the front, coved ceiling, wiring for wall lights and a gas coal effect fire in a stone surround and hearth and an open archway leads into the DINING ROOM with a double glazed patio door to the rear, coved ceiling and a glazed door to the laundry. The BREAKFAST KITCHEN has a range of wall and base units with work surfaces over, under cupboard lighting, tiled splash back, stainless steel sink and drainer, a four ring electric hob with filtration unit above, double electric oven, wood laminated flooring, ample space for dining, a useful understairs storage cupboard and a door to the LAUNDRY with plumbing for a washing machine, wall mounted Worcester Bosch boiler, double glazed windows to the side and rear and a double glazed door to the rear garden.

Stairs from the hall rise to the first floor landing with a linen cupboard with slatted shelving and access to the loft with a drop down Bisen ladder. BEDROOM ONE is a large double in size with two double glazed windows to the rear garden. BEDROOM TWO is a good size double with a double glazed window to the front and built in wardrobes. There is a walk in wardrobe just outside the bedroom with a range of fitted furniture. BEDROOM THREE is also double in size and the BATHROOM has a panelled bath, pedestal wash basin, WC, tiled shower cubicle, tiled floor, part tiling to the walls and a window to the rear garden.

OUTSIDE

71 Cornwall Road sits behind a DRIVEWAY laid in brick setts with planted beds to the borders. A shared side passage with a flying freehold leads to gated access to the REAR GARDEN with an outside STORE with potting shed to the rear. There is a large, paved entertainment patio with planted borders and steps to a shaped lawn with further planted and flowering borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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

Mobile – Ofcom checker shows the four main providers cover the area

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

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Offers Around
£239,950

EPC: D

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.



71 Cornwall Road Tettenhall

HOUSE: 98.3sq.m. 1058sq.ft.
OUTBUILDINGS: 6.9sq.m. 74sq.ft.
TOTAL: 105.2sq.m. 1132sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



