



28a Wood Road, Tettenhall Wood, Wolverhampton, WV6 8LS

BERRIMAN  
EATON

# 28a Wood Road, Tettenhall Wood, Wolverhampton, WV6 8LS

A superbly presented, extended dormer bungalow which now offers four bedrooms, three bath / shower rooms and two reception rooms

## LOCATION

The property is within easy walking distance of the local facilities available within Tettenhall Village itself and the further amenities afforded by Tettenhall Wood being nearby. Wolverhampton City Centre is within easy reach and the area is well served by schooling in both sectors with Tettenhall College being within walking distance.

## DESCRIPTION

28a Wood Road has been greatly improved and extended by the current vendors since their purchase. In 2021 the property was extended to create an additional bedroom with en-suite, a contemporary open plan living / dining / kitchen with underfloor heating and a laundry. New double glazing was fitted, the property was replastered, a new boiler with APP controls and radiators fitted along with a pressurised hot water cylinder. New kitchen and bathroom suites were installed and the garden was hard landscaped. The property benefits from external, wired CCTV, intruder alarm and a panic alarm which are all accessible via a smartphone.

## ACCOMMODATION

A composite door with side panel opens into the RECEPTION HALL with tiled flooring, floor lights under the oak staircase, integrated ceiling lighting and there is a BATHROOM with a P-shaped bath with waterfall shower and separate handheld attachment, WC, wash basin set on a wooden shelf with a heated and backlit mirror above, heated ladder towel rail, tiled floor, tiled walls, integrated ceiling lighting, a useful storage cupboard and a double glazed window. The LOUNGE has a large picture window to the front, wiring for wall lights and a panelled feature wall with wiring for a wall mounted TV. The focal point of the property is the open plan SITTING / DINING / KITCHEN with tiled flooring throughout. The sitting area has a paddle fan light, integrated ceiling lighting and built in cupboards and ample space for dining. The kitchen was imported from Germany and has a range of wall and base units with under counter lighting and tiled splash back, a coordinating centre island with Schock sink and drainer and breakfast bar and glazed atrium above. There is an integrated AEG five ring gas hob with contemporary extractor chimney above, two AEG electric ovens, a bin drawer and an integrated dishwasher, space for an American style fridge freezer, integrated ceiling lighting and double glazed bifold doors to the rear garden. There is a LAUNDRY with coordinating units to those in the kitchen with a Schock sink and drainer, plumbing for a washing machine and tumble dryer, part tiled splash back, a concealed, wall mounted Worcester Bosch boiler and a pressurised hot water cylinder, tiled floor, integrated ceiling lighting and an internal door to the garage.

The PRINCIPAL SUITE has a large double bedroom with built in wardrobes and drawers with window seat, integrated ceiling lighting, a double glazed window and a door to the EN-SUITE SHOWER ROOM with tiled floor walls with a wet room style shower with waterfall head and separate hose, recessed shelving with spotlights, WC, wall mounted wash basin, a double glazed window and a heated ladder towel rail. BEDROOM THREE has a large double bedroom with a walk in double glazed bay window to the front, wiring for wall lights, coved ceiling, integrated ceiling lighting and wiring for a wall mounted TV. BEDROOM FOUR has wood laminate flooring, coved ceiling and a double glazed window to the side.

An oak, open tread staircase with glazed side rises to the first floor. The SECOND BEDROOM SUITE has a good size double room with reduced height sides, integrated wardrobes, window seat with drawers beneath and integrated ceiling lighting. A sliding door opens into an OFFICE / WARDROBE with a double glazed roof light. There is a further STUDY AREA on the other side of the bedroom with the EN-SUITE SHOWER ROOM with a wet room style shower with waterfall head and separate hose, heated floor and seat and recessed shelving with spotlights, wall mounted wash basin with vanity drawer beneath, heated ladder towel rail, WC, tiled floor and walls and a double glazed roof light.

## OUTSIDE

28a Wood Road sits behind a large CARRIAGE DRIVEWAY with a central planted bed which leads to the GARAGE with an up and over door, concrete floor, electric lighting and power and an internal door to the laundry.

There is gated side access to the hard landscaped REAR GARDEN which is set on two levels laid in imprinted concrete with flowering borders and a shed.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – 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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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

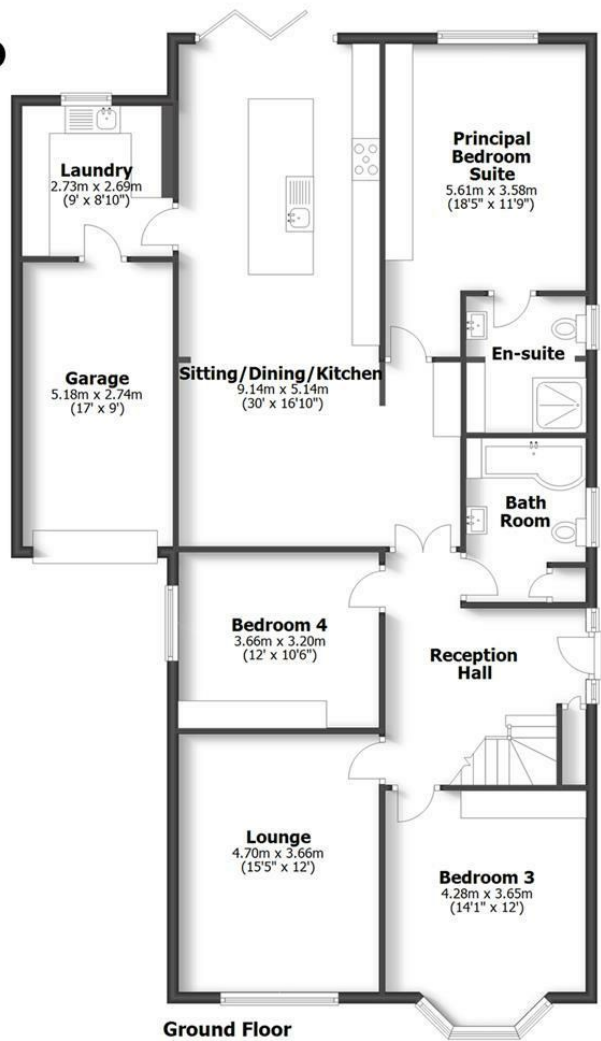
Asking Price  
£599,950

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.



**28A WOOD ROAD  
TETTENHALL WOOD**



HOUSE: 165.9sq.m. 1785sq.ft.  
 GARAGE: 14.2sq.m. 153sq.ft.  
**TOTAL: 180.1sq.m. 1938sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



