



1 Mountwood Covert, Tettenhall Wood, Wolverhampton, WV6 8JB

BERRIMAN
EATON

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Standing in an unusually large plot of approximately 0.25 acres in total, 1 Mountwood Covert forms part of a small cul-de-sac of just five houses in prestigious and sought after address

LOCATION

Mountwood Covert is a small cul-de-sac which lies off Fairoak Drive within a few minutes walk of the wide ranging local facilities provided by Tettenhall Wood. The further amenities provided by Tettenhall Village and the Compton Shopping Parade are nearby and there is easy access to the City Centre itself.

Mountwood Covert is a small cul-de-sac of just five properties and is therefore an ideal family address.

DESCRIPTION

The property has been in continual family ownership since it was new and has been well maintained over the years. The property benefits from a modern, contemporary cloakroom, kitchen and en-suite shower room, there are double glazed windows and gas fired central heating with the boiler having been replaced in 2022. There is neutral décor throughout.

One of the most unusual features of the property is the superb plot within which it stands with a deep frontage and a large rear garden with a total plot size of approximately 0.25 acres in total.

ACCOMMODATION

An open PORCH and a front door with windows to either side opens into the HALL which has a well appointed GUEST CLOAKROOM with a well appointed, white suite with a WC and vanity unit with wash basin with cupboard beneath, tiled floor and a window. The LOUNGE is a large living room with a light, through aspect with a window to the front and patio doors to the garden, a living flame coal effect gas fire standing within a York stone surround with stone hearth and mantle, ceiling coving, wiring for wall lights and bifold doors opening into the DINING ROOM with ceiling coving and a window overlooking the rear garden. The KITCHEN has a full range of contemporary, gloss fronted units with granite working surfaces and an undermounted sink, a range of Neff appliances including an induction hob with filtration above, two ovens and a dishwasher together with an AEG fridge and freezer, there is a light corner aspect with windows to the side and a rear and integrated ceiling lighting. The LAUNDRY has wall and base mounted cupboards, a sink, plumbing for a washing machine, a Worcester Bosch gas fired central heating boiler, tiled floor and a double glazed side door.

A staircase from the hall rises to the first floor landing with access to the roof space and a linen cupboard. The PRINCIPAL SUITE has a large double bedroom with fitted wardrobes, two windows to the front, wiring for wall lights, ceiling coving and an EN-SUITE shower room which has a modern, contemporary suite with a fully tiled shower, vanity unit with wash basin, WC with concealed flush and cupboards, tiled floor and walls, integrated ceiling lighting, ceiling cornice, a window and a chrome towel rail radiator. BEDROOM TWO is a large double room in size with a window to the front, a wide bank of fitted wardrobes and knee hole dressing table / desk. BEDROOM THREE is a good size room with laminated flooring, a built in wardrobe, book and display shelving and a window overlooking the rear garden and BEDROOM FOUR is also a good room in size with a wardrobe, wall shelving and a window overlooking the rear garden. The BATHROOM has a coloured suite with a panelled bath, pedestal basin and WC together with a fully tiled shower, tiled walls and a rear window.

OUTSIDE

1 Mountwood Covert stands behind an excellent frontage with a shaped front lawn and well stocked and planted beds and borders. There is a DRIVEWAY laid in imprinted concrete providing parking for several vehicles and a DOUBLE GARAGE with twin remote controlled elevating doors, concrete floor, a courtesy door to the rear, a side window and electric light and power.

There is gated side access over a paved path to the superb REAR GARDEN which is of a particularly unusual size for a house of this nature and in this location. There is a paved patio which leads to a paved terrace beyond and an extensive area of lawn with stocked and matured beds and borders. Beyond the rear fence there is a small further parcel of land that is owned by the property.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard and Ultrafast are available
Mobile – Ofcom checker shows three of 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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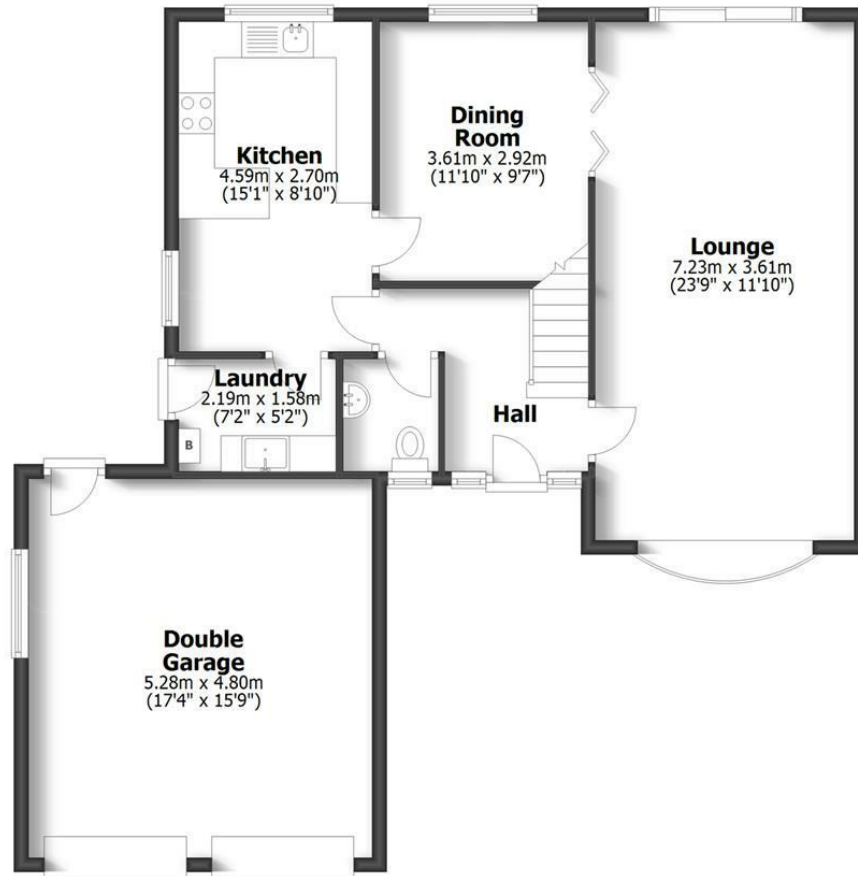
Offers Around
£485,000

EPC: D

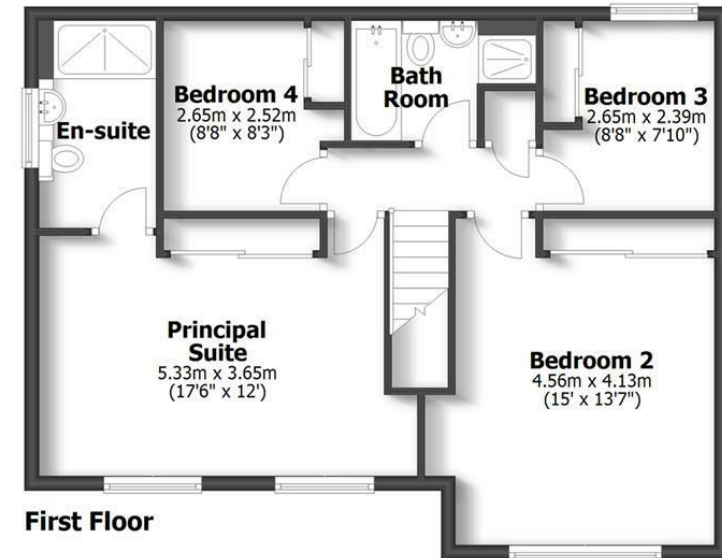
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



1 MOUNTWOOD COVERT TETTENHALL WOOD



Ground Floor



First Floor

HOUSE: 137.5sq.m. 1480sq.ft.
 GARAGE: 25.4sq.m. 273sq.ft.
TOTAL: 162.9sq.m. 1753sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

