76 Woodfield Heights, Tettenhall, Wolverhampton, WV6 8PT

BERRIMAN
EATON

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A well-presented three bedroom link-detached property in a sought-after residential location
Offering NO UPWARD CHAIN

LOCATION

Woodfield Heights in a prime residential area. The extensive amenities afforded by both Compton and Tettenhall are within easy reach with steps from Woodfield Heights leading to Tettenhall Village itself and the City Centre is within convenient travelling distance. There is excellent schooling in both sectors and the motorway network is nearby.

DESCRIPTION

76 Woodfield Heights is a three bedroom link detached property providing beautifully presented accommodation, with two reception rooms, guest WC, kitchen and dining room to the ground floor and three bedrooms and bathroom to the first floor. The property also benefits from double glazing, gas central heating, off street parking and an enclosed rear garden.

ACCOMMODATION

A double glazed door with side panel opens into the HALL with coved ceiling, laminate flooring and GUEST CLOAKROOM with WC and wall hung wash basin. The LOUNGE has laminate flooring, coved ceiling understairs storage space and a double glazed bay window to the front. The KITCHEN comprises wall and base cupboards with fitted work top, stainless steel sink and drainer, integrated oven, gas hob, under counter fridge and freezer and dishwasher and a double glazed rear window. The DINING ROOM has double glaze sliding doors into the GARDEN ROOM having double glazed window and door and French doors on to the rear balcony affording wonderful views and a door into the garage.

Stairs rise to the FIRST FLOOR LANDNING having loft access and an airing cupboard housing a wall mounted gas boiler. BEDROOMS ONE and TWO are both double rooms in size with double glazed windows. BEDROOM THREE/DRESSING ROOM comprises a comprehensive range of fitted wardrobes and a double glazed window. The BATHROOM is well appointed with a panelled bath, WC, wash hand basin and double glazed windows.

OUTSIDE

The property sits behind a shaped lawn and gravelled DRIVEWAY providing off street park, a car port and GARAGE with ample storage space. There is gated side access to the delightful REAR GARDEN with a paved and decked terrace, lawn area and a range of shrubbery.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low

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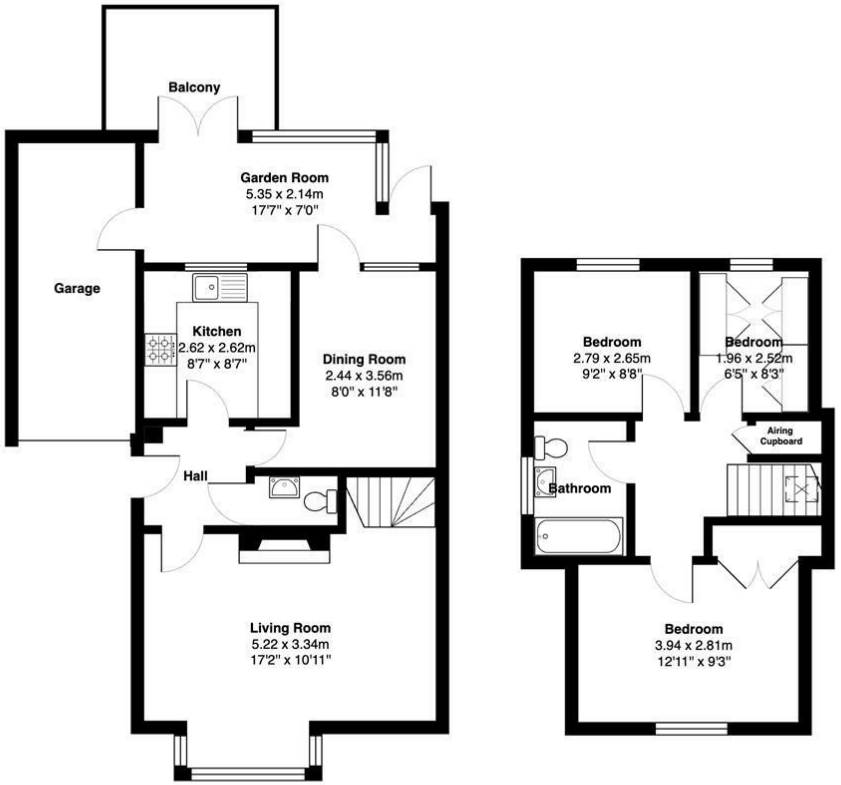
Offers Around
£330,000

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.



Total Area: 103.4 m² ... 1113 ft² (excluding balcony)

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)