



43 Woodthorne Road, Tettenhall, Wolverhampton, WV6 8TU

BERRIMAN
EATON

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A beautiful detached property with well proportioned rooms in a sought after Tettenhall address which would benefit from a scheme of refurbishment and has the benefit of no upward chain and the potential for extensions (STPP), standing in a large plot which is just under a third of an acre in total.

LOCATION

Woodthorne Road is within the prime residential area of Wolverhampton. The wide ranging amenities and facilities around Tettenhall Green are easily accessible as is the shopping centre at Perton and the City Centre is within easy reach. The area is well served by schooling in both sectors and regular bus services run along Wergs Road.

DESCRIPTION

43 Woodthorne Road is a beautiful, detached property with well proportioned rooms over both ground and first floors. There is a fine flow of reception rooms to the ground floor with a dining room, lounge, breakfast kitchen and conservatory along with a guest cloakroom. The first floor has three good size bedrooms and a bathroom. There is ample off street parking to the front along with a garage and the garden is a particular feature of the property and there is scope for extensions subject to gaining all of the usual and necessary consents and permissions.

ACCOMMODATION

An open PORCH has a double glazed door and side windows opening into the HALL with a useful downstairs store with light. The DINING ROOM is an excellent size with a double glazed bow window to the front, double glazed window to the side, wiring for wall lights and coved ceiling. The SITTING ROOM has a double glazed patio door providing beautiful views across the garden, two double glazed windows to the side, wiring for wall lights and coved ceiling. There is a DINING KITCHEN with a range of wall and base units with a sink and drainer, space for appliances including a washing machine, dishwasher, gas cooker and fridge freezer, there is ample space for dining, a double glazed window to the rear and a large pantry with shelving and lighting. A glazed door opens into a REAR HALL with a second larger cupboard, a cold water supply, a double glazed door to the conservatory and a GUEST CLOAKROOM with WC, wash basin with cupboards beneath and a window to the side. The CONSERVATORY with double glazed windows and doors to the rear garden and a paddle fan light. The conservatory wraps around the side of the property and has internal access to the garage.

Stairs from the hall rise to the first floor landing with a double glazed window to the side and access to the loft. BEDROOM ONE is a good size with a double glazed bow window to the front, BEDROOM TWO is also double in size with a double glazed window to the rear and a vanity unit with wash basin and cupboard. BEDROOM THREE is also a good size with a double glazed window to the front. The CLOAKROOM has a WC and window to the rear and the BATHROOM has a panelled bath with shower over, pedestal wash basin, a double glazed window and a linen cupboard with shelving.

OUTSIDE

43 Woodthorne Road sits behind a wide frontage with a shaped lawn with shrubs to the borders. The DRIVEWAY is laid in tarmac and provides ample off street parking leading to the GARAGE which has an electric up and over door, electric light and power and an internal door to the conservatory.

There is gated side access to either side of the property leading to the REAR GARDEN with a large terrace to the rear of the property providing ample space for external seating and dining, there is an external cold water supply and light. A planted low rise wall opens up to the long shaped lawn with beautiful and matured planted and flowering beds and borders. To the rear of the garden there is a further area of paving and a garden shed.

There is a total plot size of approximately 0.29 acres.

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 / 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 risk.

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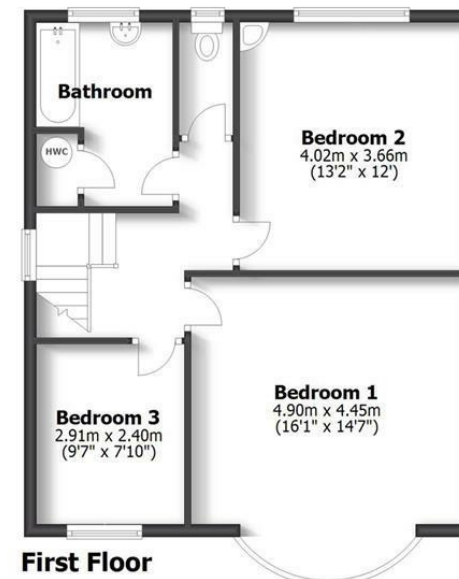
Offers Around
£545,000

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.



43 WOODTHORNE ROAD TETTENHALL



HOUSE: 159.9sq.m. 1721sq.ft.
GARAGE: 11.5sq.m. 124sq.ft.
TOTAL: 171.4sq.m. 1845sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

