



15 Wood Road, Tettenhall Wood, Wolverhampton, WV6 8NG

BERRIMAN  
EATON

# 15 Wood Road, Tettenhall Wood, Wolverhampton, WV6 8NG

A beautifully presented three-bedroom detached property offering spacious and versatile accommodation arranged over two floors. Set on a generous plot, with off street parking, detached garage and delightful garden to the rear.

## 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

The property has spacious and well-presented accommodation with versatile living space. There are three reception rooms, a modern breakfast kitchen, and a separate utility room to the ground floor together with three bedrooms and two bathrooms to the first floor. Set on a generous plot, the property benefits from off-street parking, a detached tandem garage offering excellent storage and gas central heating throughout.

## ACCOMMODATION

A door opens into the PORCH with tiled flooring and door to the HALL having herringbone flooring, window to the front elevation, built in storage cupboard and units, understairs storage cupboard, coved ceiling and GUEST CLOAKROOM with WC, vanity unit with wash hand basin and cupboard beneath and a door to the DINING ROOM with coved ceiling, internal window to the porch and patio doors to the rear. The LOUNGE is a good size with coved ceiling, windows and patio doors to the rear and feature fireplace with inset electric fire. The BREAKFAST KITCHEN is a superb size comprising a comprehensive range of wall and base mounted units with fitted granite working surface and tiled splash back, a coordinating breakfast bar, integrated appliances including two double ovens, fridge, Neff hob with extractor above, composite sink and drainer, dishwasher and a door to the CONSERVATORY having windows and French doors to the rear. The UTILITY is a good size with wall and base units, fitted worktop, stainless steel sink and drainer, space for a fridge freezer, washing machine and tumble dryer, integrated ceiling lights, window to the front and door to the side.

Stairs rise to the FIRST FLOOR LANDING. The PRINCIPAL SUITE comprises double room, a range of fitted units including wardrobes and dressing table, coved ceiling and ENSUITE BATHROOM with bath and shower, vanity unit with cupboards and drawers beneath, WC, tiled walls and a window to the front. BEDROOM TWO is a double room with fitted wardrobes and dressing table with drawers below, access to the loft and a windows to two elevations. BEDROOM THREE is a double room with coved ceiling, built in storage and a bay window to the rear. The HOUSE BATHROOM comprises a bath with shower over, WC, vanity unit with drawers and cupboards beneath, integrated ceiling lights, tiled walls, chrome heated towel rail and a window to the front.

## OUTSIDE

The property stands on a large, well-maintained plot with mature hedge borders, accessed via electric gates leading to a gravelled DRIVEWAY providing ample off-street parking. A paved pathway leads to the front door, surrounded by established shrubbery, with a further set of double electric gates opening to additional parking and a detached tandem GARAGE featuring an electric door, extensive storage space, and an additional rear store. The expansive REAR GARDEN is beautifully landscaped offering a shaped lawn, paved terrace, garden shed, mature trees, and well-stocked beds and borders.

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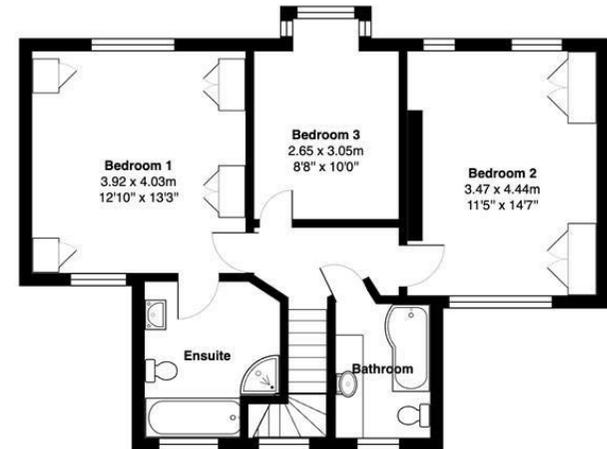
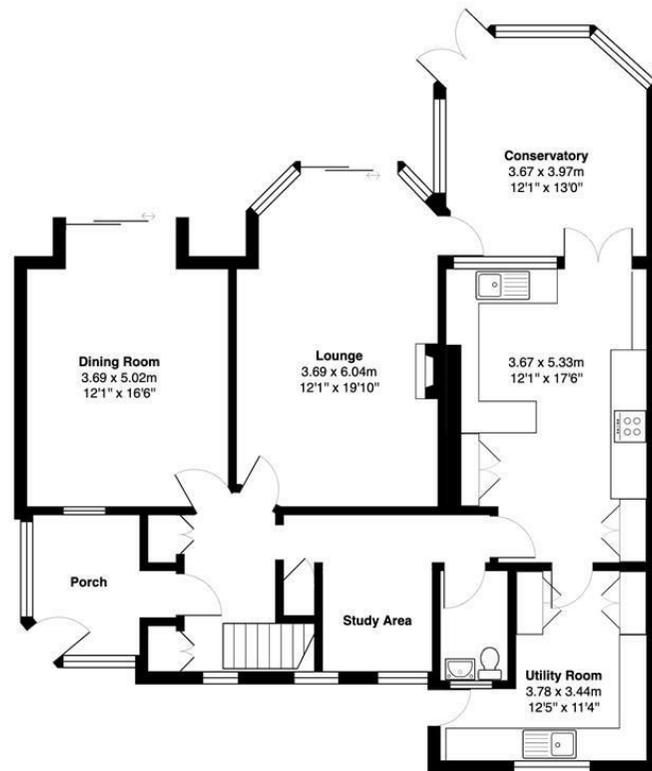
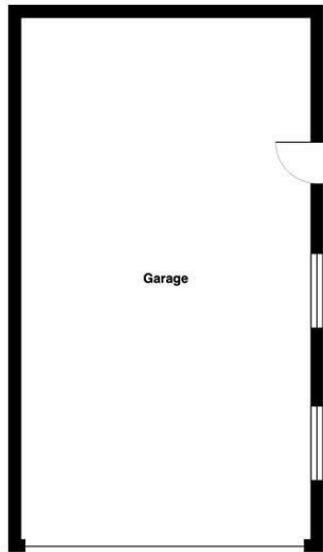
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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£625,000

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: 168.8 m<sup>2</sup> ... 1817 ft<sup>2</sup> (excluding garage)

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 JOEWPHTOGRAPHY.CO.UK)

