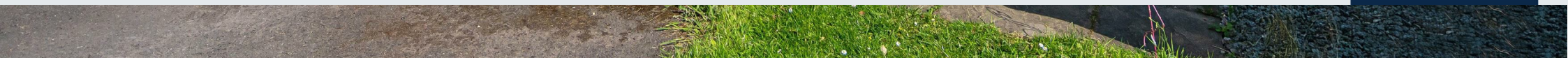


18 Tanfield Close, Tettenhall Wood, Wolverhampton, WV6 8EG

BERRIMAN
EATON



18 Tanfield Close, Tettenhall Wood, Wolverhampton, WV6 8EG

A well located mid-terrace house standing in a sought after cul-de-sac in an ideal situation within easy walking distance of local shops available within Tettenhall Wood itself and within easy reach of excellent schooling.

LOCATION

Tanfield Close is a small cul-de-sac standing at the heart of Tettenhall Wood which benefits from a comprehensive range of local amenities. There is easy access to the further amenities afforded by Tettenhall village, the Compton shopping centre and the City Centre itself.

The area is well served by schooling in both sectors and is an ideal family environment.

DESCRIPTION

The property comprises a two bedroom mid terrace property, which would benefit from a scheme of modernisation to realise full potential. To the ground floor there is a kitchen, and spacious lounge together with two good size bedrooms and a family bathroom to the first floor, also benefitting from off road parking, enclosed rear garden and gas central heating.

ACCOMMODATION

A glazed door opens into the HALL with a door to the KITCHEN having wall and base units with fitted worktop, integrated oven with gas hob and extractor above, space for a washing machine and fridge, laminate flooring, wall mounted Ideal gas boiler and a double glazed window to the front. The LOUNGE is a good size with double glazed sliding patio doors, feature fireplace and coved ceiling.

Stairs rise to the FIRST FLOOR LANDING with airing cupboard. BEDROOM ONE is a double room with double glazed windows to the front and built in wardrobes. BEDROOM TWO is also a double room with double glazed window to the rear elevation. The BATHROOM has a panelled bath with shower over, pedestal wash hand basin, WC, and double glazed window to the rear elevation.

To the front there is a DRIVEWAY providing off street parking, shaped lawn and paved pathway to the front door. The REAR GARDEN is laid to lawn with a paved patio, shrubbed borders and garden shed. We are advised by the vendor there is also extra visitor parking in the cul-de-sac.

We are informed by the Vendors that all mains' services are connected
COUNCIL TAX BAND C – 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 there is limited 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 High

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

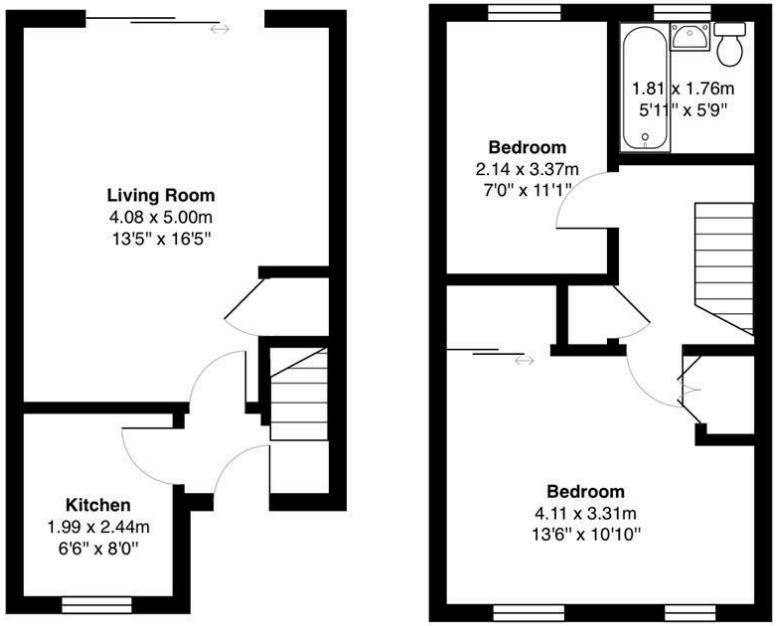
Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£184,950

EPC: C

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: 60.1 m² ... 647 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
) SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)











