



83 Redhouse Road, Tettenhall, Wolverhampton, WV6 8XQ

BERRIMAN
EATON

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A four, double bedroom detached property in a sought after residential location close to schools and local shops

LOCATION

Redhouse Road runs between Wrottesley Road and Woodthorne Road South in an established residential district and lies within easy reach of the wide-ranging local amenities available within the fashionable Tettenhall Village and there is easy access to more extensive amenities afforded by the City Centre itself. Furthermore, the area is particularly well served by schooling of high repute in both sectors.

DESCRIPTION

83 Redhouse Road has a fine flow of rooms with an L-shaped through reception room along with a dining kitchen, laundry and shower room to the ground floor. The first floor has four double bedrooms and a house bathroom. There is ample off road parking to the front along with a garage and a beautiful rear garden. The property has been well looked after by the current owners but would now benefit from a gentle scheme of refurbishment.

ACCOMMODATION

A PORCH with double glazed windows and a leaded composite door leads to a glazed door opening into the HALL with a useful full height cloaks and storage cupboard. There is a through RECEPTION ROOM with a double glazed picture window to the front and patio doors to the rear garden, coved ceiling, wiring for wall lights, ample space for both seating and dining and a door to the DINING KITCHEN with the dining area having a double glazed picture window to the rear garden and a corbelled archway opens through to the kitchen with a range of wall and base units, an electric oven, space for a fridge freezer, a four ring induction hob with filtration unit above, a stainless steel sink with double drainer and a shelved pantry. The LAUNDRY has plumbing and space for a washing machine and tumble dryer with a water softener to the side, stainless steel sink and drainer with tiled splash back, a double glazed door and window to the rear garden, a wall mounted Vaillant boiler, an internal door to the garage and a SHOWER ROOM with a tiled shower, pedestal sink, tiled walls and a WC with glass block windows over.

Stairs from the hall rise to the first floor landing with a double glazed window to the front and access to the loft. There are THREE DOUBLE BEDROOMS with wiring for wall lights and BEDROOM FOUR is also double in size with access to a second loft which is boarded. The BATHROOM has a coloured suite of panelled bath, pedestal wash basin and WC, there are tiled walls and a double glazed window.

OUTSIDE

83 Redhouse Road sits behind a DRIVEWAY laid in tarmac affording off road parking for several vehicles with a shaped lawn to one side and double doors open into the GARAGE with concrete floor, electric light and power, store cupboard, a glazed window to the side and an internal door to the laundry.

There is gated side access to the REAR GARDEN with a large entertainment patio with shaped lawn beyond with planted and flowering beds and borders and a garden shed along with an external cold water supply.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – Tettenhall

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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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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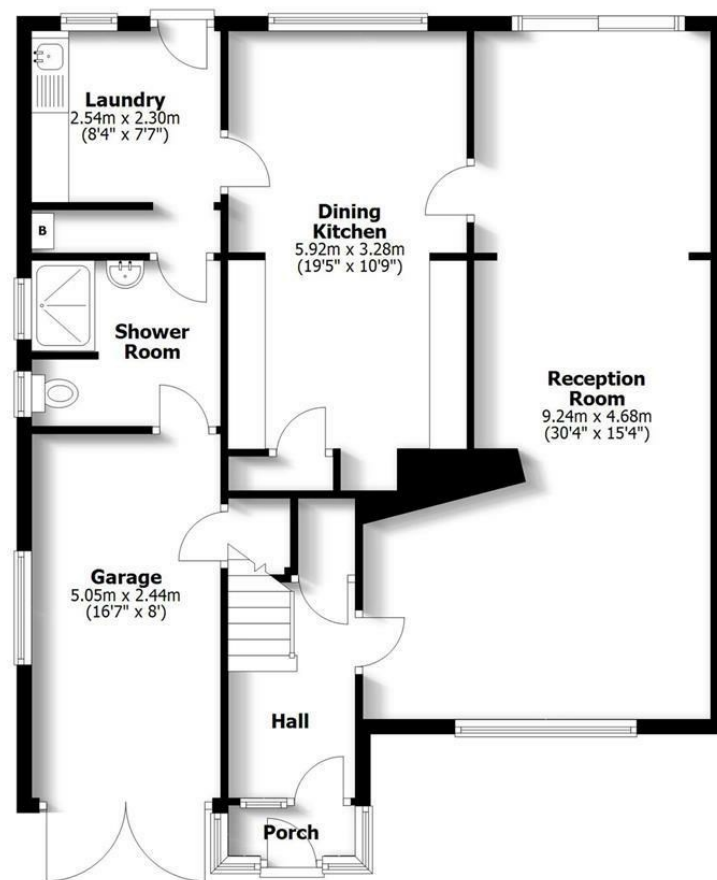
Offers Around
£465,000

EPC: D

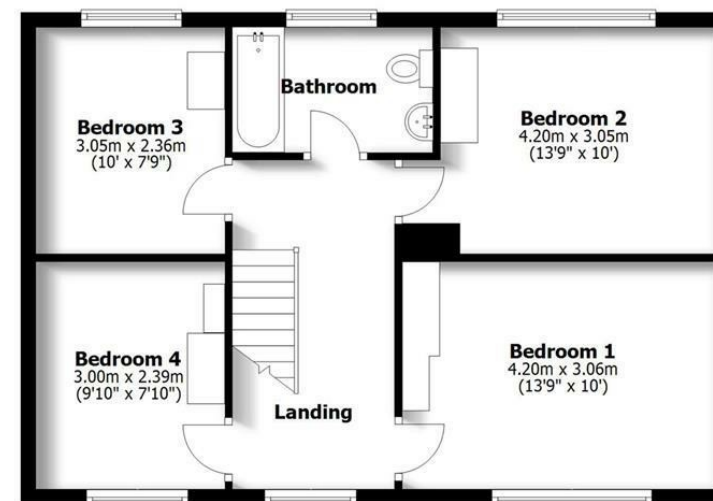
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



83 REDHOUSE ROAD TETTENHALL



Ground Floor



First Floor

HOUSE: 132.9sq.m. 1431sq.ft.
GARAGE: 12.3sq.m. 133sq.ft.
TOTAL: 145.2sq.m. 1564sq.ft.

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

