



28 Woodhouse Road, Tettenhall Wood, Wolverhampton, WV6 8JH

BERRIMAN
EATON

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A well presented three bedroom semi detached property
with a driveway and a garage standing in a sought after location

LOCATION

Woodhouse Road North stands close to the centre of Tettenhall Wood with its full range of local amenities and is easily accessible for access to the further facilities afforded by Tettenhall Village, Compton Shopping Centre and the city centre itself.

DESCRIPTION

28 Woodhouse Road has well proportioned accommodation over both ground and first floors with two reception rooms and a kitchen to the ground floor, three double bedrooms and a bathroom to the first floor.

The property is well appointed throughout and benefits from double glazing, gas central heating, a driveway along with a garage and a low maintenance rear garden.

ACCOMMODATION

A double glazed front door opens into the HALL with wood laminate flooring, wiring for a wall light and a useful understairs cloaks and store. The LOUNGE has a double glazed picture window to the rear, wood laminate flooring, wiring for a wall mounted TV with recessed, backlit display shelving, coved ceiling and a brick recessed fireplace. The KITCHEN has a range of wall and base units with roll top working surfaces with tiled splash back, a stainless steel sink and drainer with picture window over, an integrated double electric oven, a four ring gas hob with filtration unit above, space for a slimline dishwasher, space for a fridge freezer, tiled flooring, and a heated ladder towel rail and a useful pantry with shelving and a double glazed window along with an internal door to the garage. The DINING ROOM has wood laminate flooring, a picture window to the rear and coved ceiling.

Stairs from the hall rise to the first floor landing with access to the loft via a drop down ladder. BEDROOM ONE is a good size double room with coved ceiling and a double glazed window to the rear. BEDROOM TWO is also double in size with a double glazed window to the rear, coved ceiling and a fitted wardrobe and BEDROOM THREE is also double in size with coved ceiling and a double glazed window to the rear. The BATHROOM has a white suite with a P-shaped bath with shower over, a vanity unit with wash basin, cupboards and drawers and cupboards above, WC, wood laminate flooring, tiled walls and a double glazed window.

OUTSIDE

28 Woodhouse Road sits behind a low rise boundary wall with a shaped lawn and paved path leading to the front door and a DRIVEWAY to the side laid in tarmac. The GARAGE has an up and over door along with a courtesy door to the front making it wider than a standard single garage, concrete floor, electric light and power, a courtesy door to the rear, plumbing for a washing machine and an internal door to the kitchen.

The REAR GARDEN has a paved patio to the rear with a low rise wall and steps leading to the shaped lawn with fencing to the borders.

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

COUNCIL TAX BAND B – 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 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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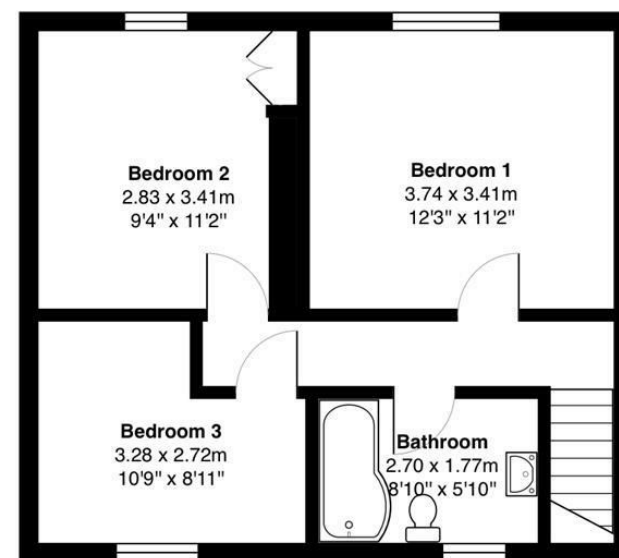
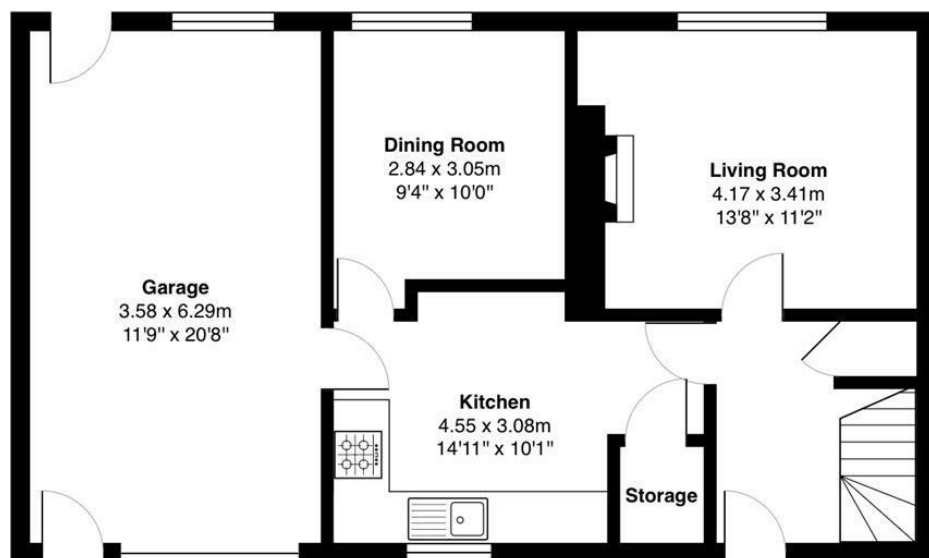
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www.berrimaneaton.co.uk

Offers Around
£279,950

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: 113.2 m² ... 1218 ft²

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)

