



8 Kinfare Drive, Tettenhall Wood, Wolverhampton, WV6 8JW

BERRIMAN
EATON

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A three-bedroom semi-detached property offering generously proportioned accommodation in need of some updating and having ample off-street parking to the front.

LOCATION

Kinfare Drive stands in an established residential location within the favoured suburb of Tettenhall Wood. The comprehensive amenities provided by Tettenhall Wood itself and Tettenhall village are nearby including excellent schooling for which the area is renowned. The further and more extensive facilities provided by Wolverhampton City Centre are within easy reach and the area is well serviced by bus routes

DESCRIPTION

The property comprises two reception rooms, a kitchen, conservatory, and guest WC to the ground floor, together with three bedrooms and a family bathroom. Externally, there is ample off-street parking, a garage, and a private enclosed rear garden. The property has been well maintained over the years but would now benefit from a scheme of refurbishment.

ACCOMMODATION

A double glazed door opens into the PORCH with a further glazed door into the HALL having laminate flooring, understairs storage cupboard, double glazed window and a door to the LOUNGE having fireplace with gas fire, coved ceiling, wiring for wall lights, double glazed windows and doors to the CONSERVATORY with tiled flooring, and double glazed windows. The KITCHEN comprises wall and base mounted units with fitted work top, stainless steel sink and drainer unit, space for a dishwasher and oven, wall mounted Worcester Bosch boiler, double glazed front window and doorway to the DINING ROOM with wiring for mounted wall lights, coved ceiling and double glazed rear windows. A door from the kitchen opens into the LOBBY with pantry, door to the garage and GUEST CLOAKROOM with WC, tiled walls and double glazed window to the front.

Stairs rise to the FIRST FLOOR LANDING. BEDROOM ONE is a double room in size with a range of fitted furniture and double glazed rear window. BEDROOM TWO is also a double room in size with built in wardrobes and double glazed window to the rear and BEDROOM THREE has a built in storage cupboard and double glazed window to the front.

OUTSIDE

The property sits behind a low brick wall, shaped lawn and Tarmacadam DRIVEWAY providing off street parking for several vehicles. The GARAGE is a superb size offering ample storage space with double glazed windows and door to the rear GARDEN which is laid to lawn with a paved patio and useful garden shed.

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, 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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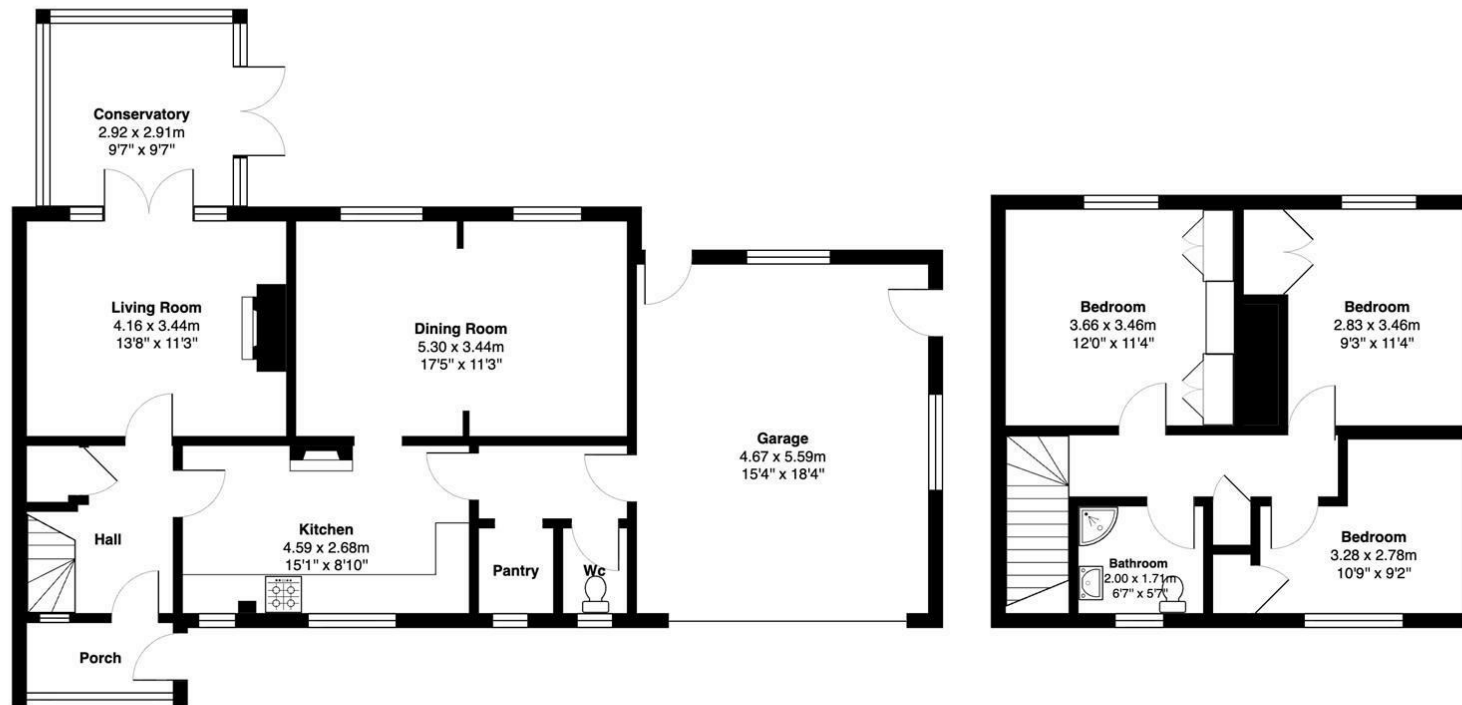
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Offers Around
£270,000

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: 146.0 m² ... 1572 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)

