



18 Cornwall Road, Tettenhall, Wolverhampton, WV6 8XB

BERRIMAN
EATON

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A well presented three bedroom mid terrace property with the added advantage of a drive to the front.
NO UPWARD CHAIN

LOCATION

Cornwall Road forms part of an established neighbourhood which is located close to the centre of the fashionable Tettenhall village with its full range of local facilities. Further amenities can be found in Tettenhall Wood and Compton and the area is well served by schooling across all age ranges. Regular bus services are available and the city centre is within easy reach.

DESCRIPTION

18 Cornwall Road has been in the same ownership for approximately 69 years and has been well looked after during that time. The property is now offered with no upward chain. The property is typical of its type with a through lounge and dining kitchen to the ground floor and the added benefit of a guest cloakroom. There are three bedrooms to the first floor along with a shower room.

The property has the additional advantage of a driveway to the front.

ACCOMMODATION

An open, tile hung porch has a double glazed door opening into the HALL with a door to the GUEST CLOAKROOM with WC and wall hung wash basin with tiled splash back. The THROUGH LOUNGE has a double glazed window to the front, a double glazed door to the rear garden and a gas fire with wooden mantle. The DINING KITCHEN has a range of wall and base units with ample space for appliances, there is wood laminate flooring and space for dining, there is under stairs storage and a double glazed door to the rear garden.

Stairs from the hall rise to the first floor landing. There are THREE GOOD SIZE BEDROOMS with double glazed windows and a SHOWER ROOM with a corner shower cubicle, pedestal wash basin and WC, integrated ceiling lighting, tiled floor and walls and a double glazed window.

OUTSIDE

18 Cornwall Road sits behind a DRIVEWAY laid in brick herringbone with an area of lawn to the side. There is a shared side passage with a gate to the REAR GARDEN with a split level paved terrace with a shaped lawn beyond with mature shrubs to the borders and a brick built outhouse

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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Wombourne Office

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Offers Around
£199,950

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www.berrimaneaton.co.uk

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.



**18 CORNWALL ROAD
TETTENHALL**

HOUSE: 75.3sq.m. 811sq.ft.
 STORE: 5sq.m. 54sq.ft.
TOTAL: 80.3sq.m. 865sq.ft.

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



