



3 Woodhouse Road, Tettenhall Wood, Wolverhampton, WV6 8JL

BERRIMAN
EATON

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An outstanding three bedroom semi detached property with a single storey extension to the rear creating open plan living along with a laundry and cloakroom.

LOCATION

Woodhouse Road is located within easy distance of the shopping facilities in Tettenhall Village, Tettenhall Wood, Compton and the open spaces of Upper Green. There is regular public transport to Wolverhampton City Centre and the area is well served by schooling in both sectors with close proximity to Tettenhall College and Christchurch Junior and Infants School.

DESCRIPTION

3 Woodhouse Road offers well proportioned accommodation over both ground and first floors. There has been a well planned extension and the ground floor now offers a lounge, through dining, kitchen and sitting room with a laundry and guest cloakroom off. There are three good size bedrooms and a bathroom to the first floor. There is a driveway to the front and a private rear garden. The property benefits from double glazing and gas central heating.

ACCOMMODATION

A composite front door opens into the HALL with wood laminate flooring and a useful downstairs store. The LOUNGE has a double glazed window to the front, a recessed fireplace with Fireline wood burner with wooden beam above. There is a superb through room with the DINING ROOM having a double glazed window to the front and wood laminate flooring, there is an open doorway to the contemporary KITCHEN with a range of wall and base units with integrated appliances including a four ring induction hob with filtration unit above, oven, microwave and dishwasher, there is an under mounted sink, wood laminate flooring, a useful pantry and an open doorway to the SITTING ROOM with tiled flooring, integrated ceiling lighting, double glazed bifold doors to the rear garden and a door to the LAUNDRY with plumbing for a washing machine and tumble dryer, space for an American style fridge freezer, a wall mounted Ideal boiler, tiled flooring, integrated ceiling lighting and a GUEST CLOAKROOM with a double glazed window to the side.

Stairs with two double glazed windows rise to the first floor landing with access to the loft.

BEDROOM ONE is a good size double room with a double glazed window and a paddle fan light.

BEDROOM TWO is also double in size with a double glazed window to the front and BEDROOM

THREE is also a good size room with a double glazed window to the rear. The BATHROOM has a bath along with a separate shower with waterfall head and separate hose, pedestal wash basin, WC, tiled floor and walls, heated ladder towel rail, a double glazed window and integrated ceiling lighting.

OUTSIDE

The property sits behind a low rise wall with a DRIVEWAY laid in imprinted tarmac affording off road parking for several vehicles. There is gated side access to the REAR GARDEN with a paved patio to the rear of the property and a path between two areas of lawn leads to the raised decking at the end of the garden. There are external lights to the front and rear.

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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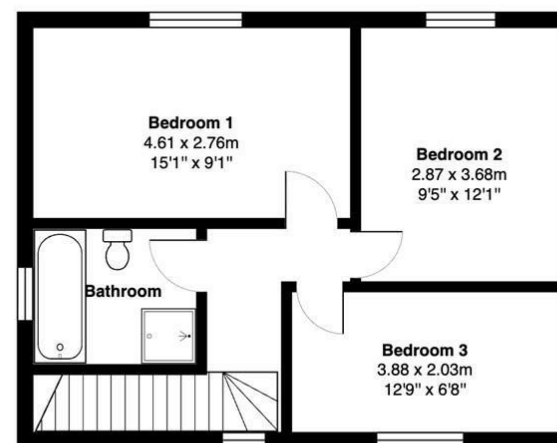
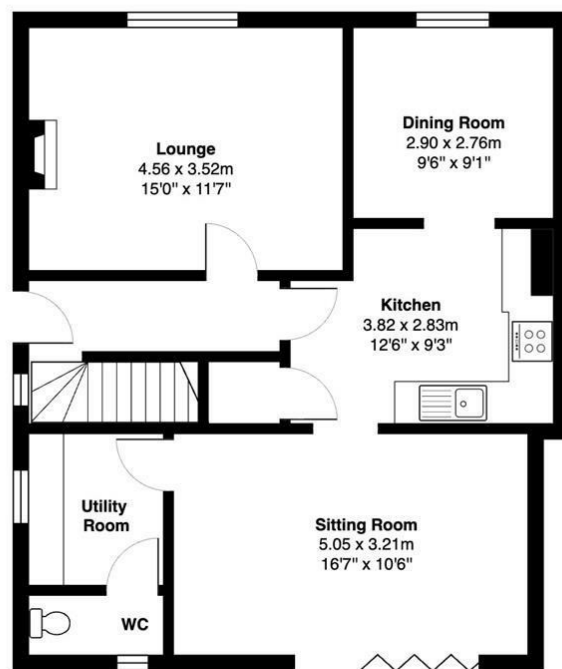
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£295,000

EPC:

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: 113.1 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)

