



76 Mount Road, Tettenhall Wood, Wolverhampton, WV6 8HQ

BERRIMAN  
EATON

# 76 Mount Road, Tettenhall Wood, Wolverhampton, WV6 8HQ

76 Mount Road is a well presented three bedroom single storey residence occupying a good size plot in a sought after location. NO UPWARD CHAIN.

## LOCATION

The property stands in a superb position in a sought after residential area within easy walking distance of the centre of Tettenhall with its wide range of local facilities.

The further amenities of Tettenhall Wood and Compton are within easy reach, the area is well served by schooling in both sectors and regular bus services run nearby.

## DESCRIPTION

76 Mount Road is a well presented three bedroom detached bungalow with rooms of generous proportions through out with a lounge, dining room, breakfast kitchen, three bedrooms and bathroom. The property also benefits from off street parking, a detached garage and an enclosed rear garden.

## ACCOMMODATION

A double glazed sliding door opens into the PORCH with tiled flooring and a double glazed door into the RECEPTION HALL with laminate flooring and a GUEST CLOAKROOM with WC, vanity unit with wash basin and cupboard below, airing cupboard housing a wall mounted gas boiler and a double glazed side window. The LOUNGE has coved ceiling, tiled feature fireplace with gas fire, double glazed window to the front and rear and double glazed French doors to the rear. The BREAKFAST KITCHEN has wall and base mount cupboards with fitted worktop, space for a cooker, washing machine and fridge freezer, there is a sink and drainer, double glazed side window and a door to the INNER LOBBY having a storage cupboard and double glazed side door. The DINING ROOM has coved ceiling and a double glazed rear window.

BEDROOM ONE is a double room with a double glazed bay front window and fitted wardrobes. BEDROOM TWO is a double room with windows to two elevations. BEDROOM THREE is a double room with fitted storage and a double glazed side window. The BATHROOM is well appointed comprising a shower cubicle with rainfall shower, WC, wash hand basin with vanity cupboard below, chrome towel rail, inset ceiling lights and a double glazed window.

## OUTSIDE

The property stands well back from the road with a brick wall to boundary, shrubbed borders and a block paved DRIVEWAY providing off street parking for multiple vehicles. There is gated side access to the REAR GARDEN with a paved patio, stocked beds and a detached GARAGE with ample storage space and electric roller door.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – Wolverhampton  
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 – Ofcom checker shows there is likely coverage indoors and outdoors.  
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

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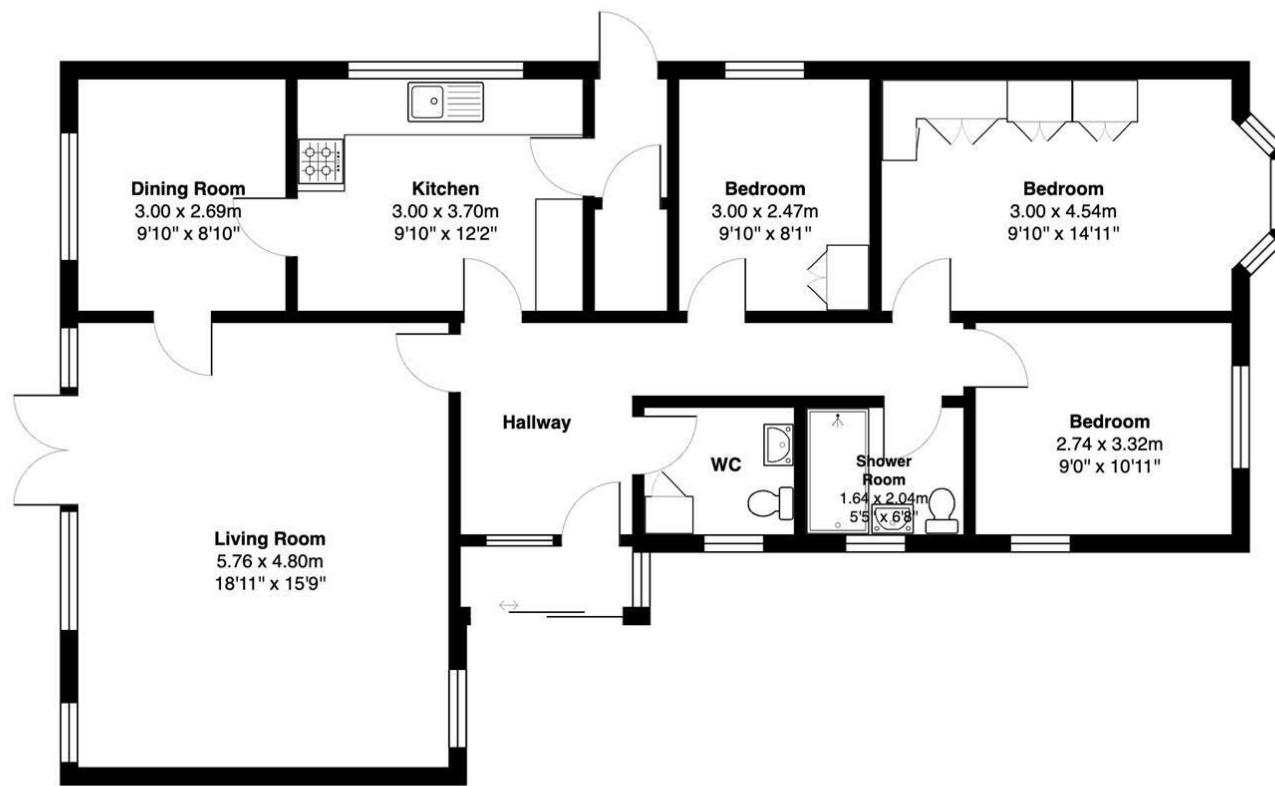
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Offers Around  
£425,000

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: 105.8 m<sup>2</sup> ... 1138 ft<sup>2</sup>

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)

