



40 Woodcote Road, Tettenhall, Wolverhampton, WV6 8LP

BERRIMAN  
EATON



## 40 Woodcote Road, Tettenhall, Wolverhampton, WV6 8LP

A four bedroom detached home standing in a sought after residential location providing spacious accommodation requiring a general scheme of updating to realise full potential.

### LOCATION

Woodcote Road stands in a prominent position within a short distance of Tettenhall village centre with all of its amenities and a wide variety of shopping facilities including hairdressers, a bakery and post office and there is convenient public transport available to the City Centre itself. The area is well known for its schooling in both sectors.

### DESCRIPTION

40 Woodcote Road is a detached property providing rooms of generous proportions comprising two reception rooms, a breakfast kitchen and guest cloak room to the ground floor together with four bedrooms and a family bathroom to the first floor. There is a driveway to the front providing off street parking together with a garage and a rear garden.

The property requires a general scheme of modernisation, allowing buyers the opportunity to personalise the home to their own tastes and requirements.

### ACCOMMODATION

A double glazed door opens into the PORCH with a glazed door into the HALL having a GUEST CLOAKROOM with a wash basin, a double glazed side window and a storage cupboard. The LOUNGE has a double glazed bay window to the front elevation and glazed doors into the DINING ROOM with glazed sliding doors to the rear. The BREAKFAST KITCHEN comprises wall and base mounted units with fitted work tops, an integrated oven and hob, space for a dishwasher and fridge, a sink and drainer and a glazed rear window and door. The Study has a double glazed window to the front.

Stairs rise to the FIRST FLOOR LANDING with a storage cupboard. BEDROOM ONE is a double room in size with fitted bedroom furniture, a double glazed rear window and a vanity unit with a wash basin and cupboard beneath. BEDROOM TWO is also a double room with a storage cupboard and a double glazed front window. BEDROOM THREE is a good size room with a double glazed front window and a storage cupboard and BEDROOM FOUR has a double glazed window to the rear elevation. The BATHROOM is well appointed comprising a panelled bath with a shower over, a vanity unit with a wash basin and cupboards beneath, a WC, chrome heated towel rail, inset ceiling lights and a double glazed rear window.

### OUTSIDE

The property sits behind a shaped lawn with a DRIVEWAY affording off street parking. There is a GARAGE providing excellent storage space and a LAUNDRY with a sink and drainer, a window to the rear and a door providing access to the REAR GARDEN which enjoys a good degree of privacy and is laid to lawn with a paved patio, hedged borders, a range of shrubbery and a useful garden shed.

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, 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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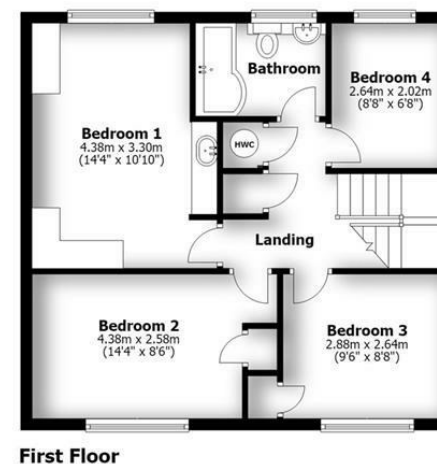
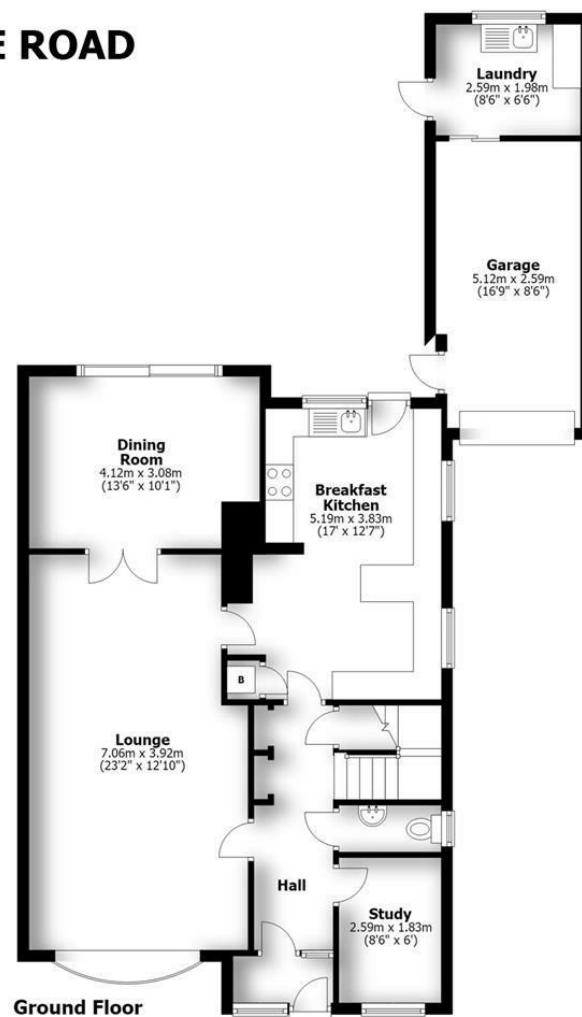
Offers Around  
£435,000

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.



## 40 WOODCOTE ROAD TETTENHALL



HOUSE: 129.7sq.m. 1396sq.ft.  
 GARAGE/LAUNDRY: 18.3sq.m. 197sq.ft.  
**TOTAL: 148sq.m. 1593sq.ft.**

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



