28 Limes Road, Tettenhall, Wolverhampton, WV6 8RB

BERRIMAN
EATON

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A superbly located, central village traditional Victorian two bedroom
semi detached property

LOCATION

Limes Road is a highly regarded address and is within easy walking distance of the centre of Tettenhall Village with its wide array of local amenities. The picturesque open spaces of the Upper Green are nearby and there is convenient travelling to the city centre.

DESCRIPTION

28 Limes Road is a traditional two up two down semi detached with a kitchen and bathroom to the ground floor. The garden is particularly private with a fine flow of seating areas amongst planted and flowering beds and borders.

ACCOMMODATION

A wooden door with inset coloured lights opens into the HALL with an understairs cloaks and store area. The LOUNGE has a double glazed window to the front, coved ceiling, plaque rail and an open grate Victorian fireplace with wooden mantle. The DINING ROOM has Karndean flooring, a double glazed window to the rear garden, an open grate Victorian style fireplace with painted slips and wooden mantle and a door to the KITCHEN with a range of wall and base units with butchers block work surfaces, stainless steel one and half bowl sink, a four ring induction hob with stainless steel extractor fan over and part metro tiling to the walls, integrated oven, integrated slimline dishwasher, integrated fridge, a double glazed window and double glazed door to the rear garden, space for a washing machine and a door to the PANTRY with space for a fridge freezer. The BATHROOM has a bath with shower over, WC, wash basin set on a vanity shelf with a double glazed window over and part tiling to the walls.

Stairs from the dining room rise to the first floor landing with a double glazed window to the side. BEDROOM ONE is a good size double room with a double glazed window to the rear garden and coved ceiling. BEDROOM TWO is also double in size and is currently used as a study, there is a double glazed window to the front and a built in wardrobe with loft hatch, the loft is partially boarded.

OUTSIDE

28 Limes Road sits behind a low rise boundary wall with wrought iron fencing and courtesy gate opening onto a courtyard front garden with a path to the side leading to the front door.

There is gated access to the private REAR GARDEN with a patio to the side of the kitchen with external lighting and cold water supply, there is a brick built store housing the wall mounted gas fired central heating boiler. There are a variety of seating areas along with an area of lawn, all of which have planted beds and borders and there is also a 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 current owners use EE and report that the coverage is fine.
The long term flood defences website shows very low risk.

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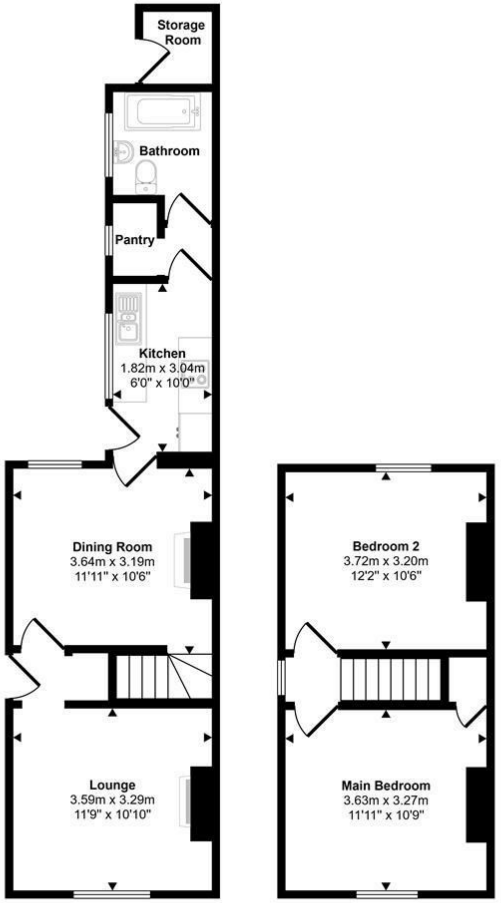
Offers Around
£250,000

EPC: E

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.

Approx Gross Internal Area
69 sq m / 745 sq ft



Ground Floor
Approx 41 sq m / 445 sq ft

First Floor
Approx 28 sq m / 300 sq ft