

26 Limes Road, Tettenhall, Wolverhampton, WV6 8RB

BERRIMAN EATON

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A beautifully presented family home offering deceptively spacious accommodation across both the ground and first floors. There are three versatile reception rooms, while the first floor offers four bedrooms. Outside, the property benefits from a delightful rear garden and occupies a superb location within walking distance of Tettenhall Village.

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

26 Limes Road is a beautifully presented traditional semi-detached family home that has been reconfigured and well maintained throughout providing deceptively spacious accommodation.

The ground floor comprises a well-appointed kitchen, three versatile reception rooms, together with a utility room with a WC. To the first floor are four bedrooms and two bath/shower rooms.

The property stands behind a pleasant frontage and enjoys a charming rear garden.

ACCOMMODATION

A front door opens into the HALL, which has solid wood flooring, dado rails and a useful storage cupboard. From the hall, a door leads into the SITTING ROOM with a feature fireplace, picture rails, tiled flooring and a double glazed window overlooking the front. The LOUNGE is generously proportioned and centres around a brick feature fireplace. There are Inset ceiling lights and a double glazed window to the front elevation and an opening lead through to the DINING ROOM which benefits from inset ceiling lighting, a double glazed window and sliding patio doors opening onto the rear garden. Leading from the dining room is the BREAKFAST ROOM with a feature fireplace, picture rails and a window to the rear and a door providing access to the kitchen. The well-appointed KITCHEN is fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. There is a sink and drainer, an integrated dishwasher, space for a freestanding oven and fridge, together with a double glazed window and door providing access to the rear garden. A door from the kitchen leads into the UTILITY, which provides space and plumbing for a washing machine and tumble dryer, together with a Belfast sink and a WC. A double glazed side window and an external door provide further access to the rear garden.

From the BREAKFAST ROOM, stairs rise to the FIRST FLOOR LANDING. The PRINCIPAL BEDROOM SUITE comprises a double bedroom with fitted wardrobes, a double glazed window overlooking the rear garden and an ENSUITE BATHROOM. The ENSUITE is appointed with a panelled bath incorporating a rainfall shower over, a vanity unit with a wash hand basin and storage cupboard beneath, a WC, tiled walls, inset ceiling lighting and a double glazed window. BEDROOM TWO is also a double room with a double glazed window to the front elevation and a useful storage cupboard. BEDROOM THREE is a further double bedroom with a double glazed window to the front elevation, whilst BEDROOM FOUR enjoys a double glazed window overlooking the rear garden. The SHOWER ROOM comprises a shower cubicle, a wash basin and a double glazed window.

OUTSIDE

The property stands behind an attractive double frontage, enclosed by a low brick wall with decorative railings, shrubbery and a side gate providing access to the REAR GARDEN.

The REAR GARDEN has been attractively landscaped to provide a paved patio, a shaped lawn, well-stocked shrub borders and planted beds. There is a further paved patio to the rear creating a delightful outdoor seating area and a useful 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 broadband 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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www.berrimaneaton.co.uk

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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.

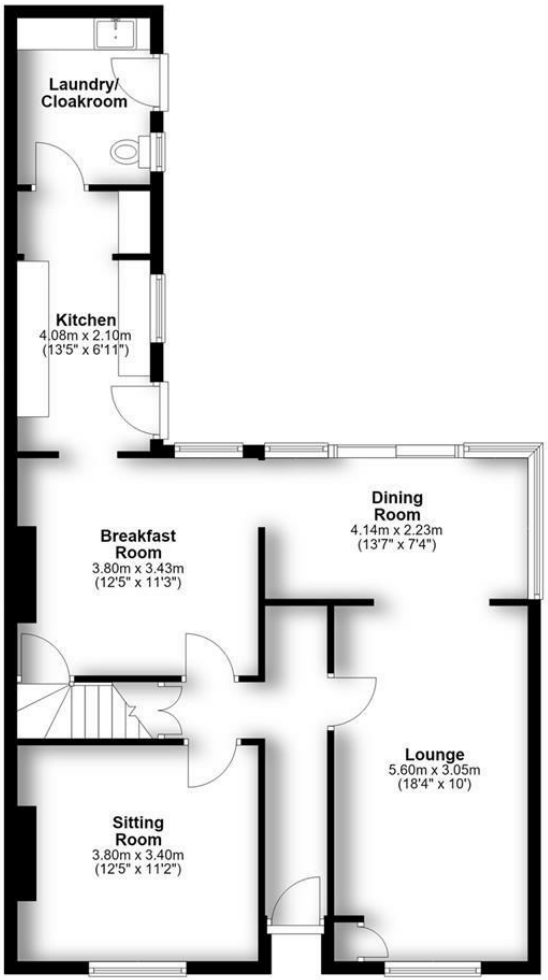




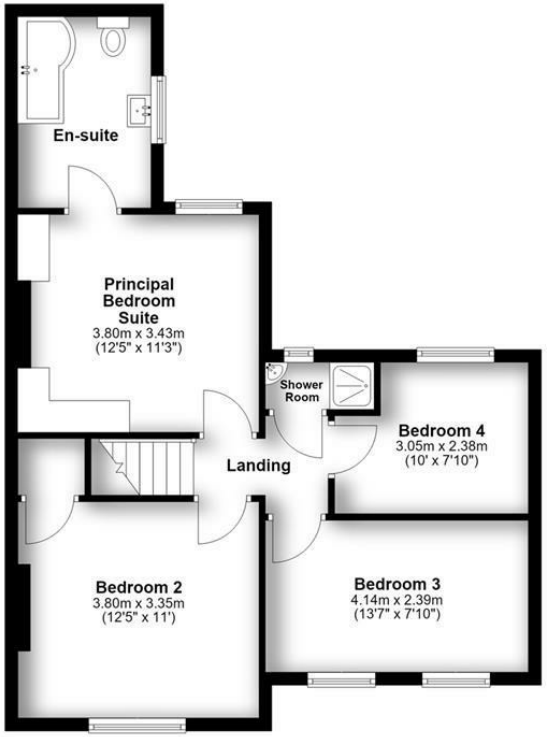




26 LIMES ROAD
TETTENHALL



Ground Floor



First Floor

TOTAL: 134.4sq.m. 1447sq.ft.

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







