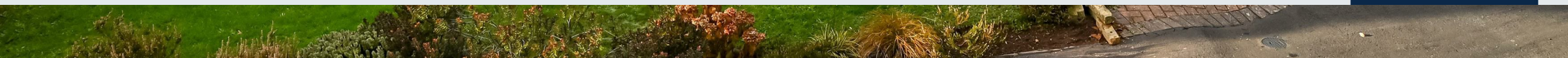


105 Henwood Road, Tettenhall, Wolverhampton, WV6 8PJ

BERRIMAN EATON



105 Henwood Road, Tettenhall, Wolverhampton, WV6 8PJ

A superbly positioned and well proportioned detached family home
with a lovely and private garden to the rear.

LOCATION

Henwood Road stands in a popular and convenient address. The excellent local facilities available within Compton, Newbridge and Tettenhall are in easy reach with the further and the more extensive amenities provided by the City Centre being within convenient travelling distance.

The area is particularly well served by schooling in both sectors which is a major attraction.

DESCRIPTION

105 Henwood Road is a fine, family home with superb living accommodation which is arranged over the ground and first floors in a highly regarded location. Some years ago the garage was converted to provide an additional living room to the ground floor which could easily provide the basis for a self contained annex style bedroom and bathroom should buyers so wish.

The house has been finished to a superb standard throughout with kitchen and bathroom suites of quality, double glazing, gas fired central heating and tasteful and neutral décor.

ACCOMMODATION

A composite front door opens into the HALL with a window to the front and a ground floor CLOAKS AND SHOWER ROOM with a well appointed suite with a corner shower with waterfall head and separate hose, WC and vanity unit with wash basin with cupboard beneath, tiled floor, two windows to the front and a chrome towel rail radiator. There is a large RECEPTION ROOM which has ample space for both lounge and dining areas with a window to the front, a contemporary fireplace with living flame gas fire, wiring for wall lights, ceiling coving and French doors and windows to the CONSERVATORY which is fully double glazed with French doors to the garden, tiled floor and a radiator helping to make the room useable all year round. The KITCHEN has been recently refitted with a comprehensive range of wall and base mounted cabinetry with quartz working surfaces and breakfast table, an induction hob with stainless steel extraction chimney and built under electric oven, an integrated fridge and freezer, an integrated dishwasher, wiring for a wall mounted TV, integrated ceiling lighting, a window overlooking the rear garden and a door opening into the FAMILY ROOM which is a lovely extra reception space with a light corner aspect with windows to both the front and side together with a sky light, wiring for a wall mounted TV and a door into the LAUNDRY with wall and base mounted cupboards, plumbing for a washing machine, tiled floor, a rear window and a door to the garden.

A staircase with glazed balustrading rises from the hall to the first floor landing which has a window to the front. BEDROOM ONE is a large double room in size with a light through aspect with windows to both the front and rear, decorative panelling to one wall, wiring for a wall mounted TV and ceiling coving. BEDROOM TWO is a double room in size with a window overlooking the rear garden, ceiling coving and a cupboard with wall mounted Ferroli gas fired central heating boiler. BEDROOM THREE is also a good room in size with decorative wall panelling, coved ceiling and a window to the rear and the BATHROOM has a well appointed suite with a panelled bath with mixer tap with shower attachment, a separate fully tiled shower cubicle, a WC and pedestal basin, tiled walls and floor, integrated ceiling lighting, a window and a chrome towel rail radiator.

OUTSIDE

The house stands behind a wide frontage with a DRIVEWAY laid in brick paviours providing ample off street parking with an EV charging point, a shaped front lawn with stocked beds and borders and gated side access leads to the delightful REAR GARDEN with a shaped lawn, well stocked and matured beds and borders, a paved patio to the rear and the side and a matured green backdrop. There is an external cold water tap and lighting and plug sockets.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 low risk for surface flooding.

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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.

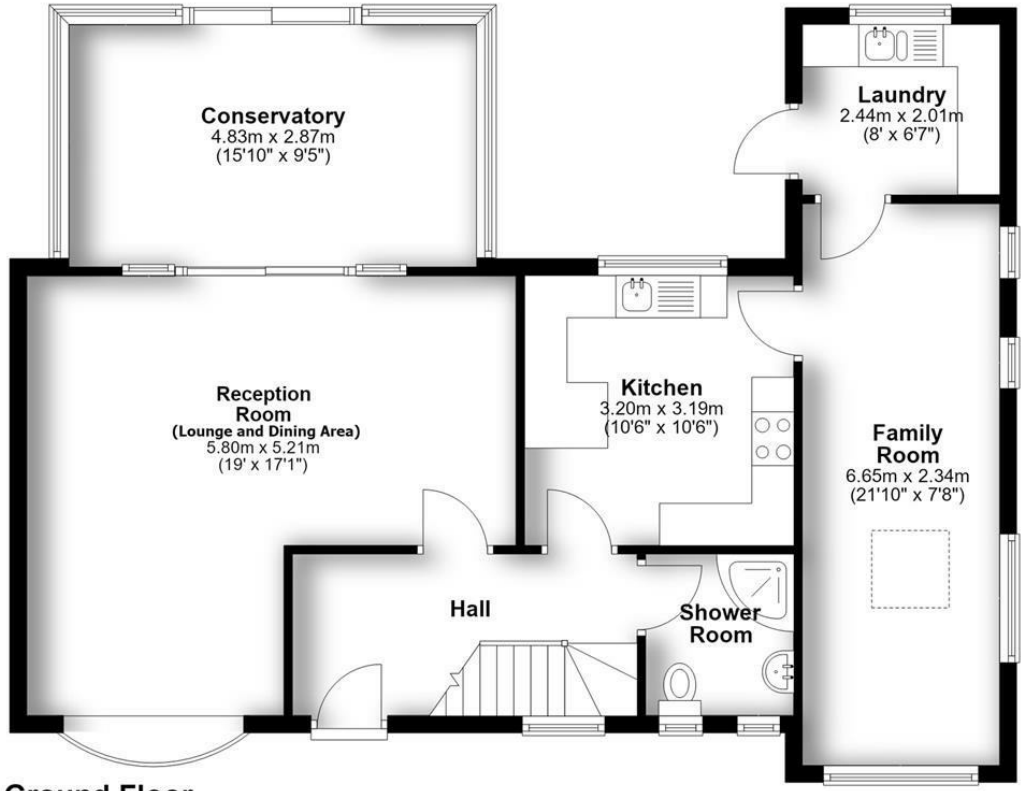




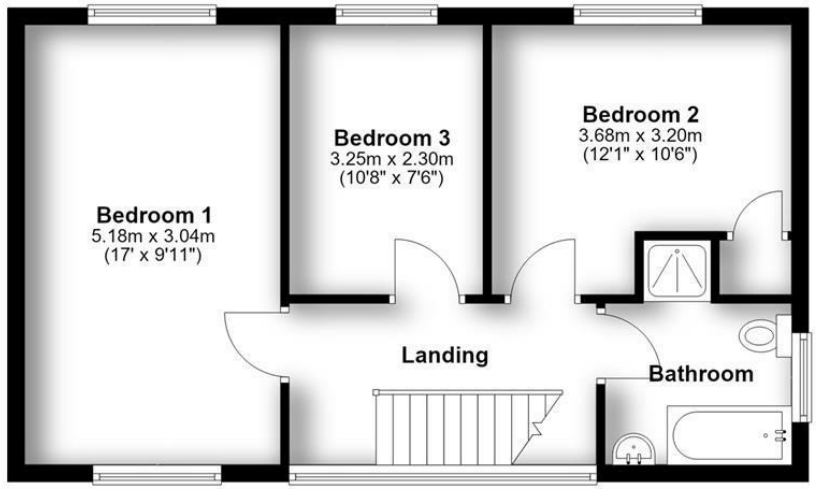

105 HENWOOD ROAD
COMPTON

TOTAL: 131sq.m. 1410sq.ft.

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



Ground Floor



First Floor







