



3 Green Acres, Tettenhall, Wolverhampton, WV6 8SR

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A beautifully positioned and substantial, extended family home providing well proportioned and particularly flexible living areas over two floors in a prime Tettenhall position.

LOCATION

Greenacres is a small and select cul-de-sac lying off Redhouse Road in one of the most sought after areas within the Wolverhampton conurbation. A wide range of local amenities are available within both Tettenhall Village and Tettenhall Wood and there is easy access to the city centre itself.

The area is particularly well served by schooling which, combined with the cul-de-sac setting, makes this a fine family living environment.

DESCRIPTION

3 Greenacres is a spacious residence with extended accommodation and well proportioned living areas over both ground and first floors.

The property would benefit from a degree of modernisation internally to maximise its full appeal and this affords buyers the opportunity to personalise the property to their own individual tastes and preferences.

There is the potential for a bedroom suite / annex to the ground floor making the property ideal for multi-generational living.

ACCOMMODATION

Panelled double door with double glazed windows to either side open into the large reception PORCH with hexagonal floor tiling and a glazed door opening into the HALL with built in cloaks and storage cupboard. There is a large LOUNGE with a double glazed bay window to the front, fitted four bar gas fire set with a tiled fireplace with display shelving to one side, wiring for wall lights, coved ceiling to part and an adjoining STUDY with a double glazed front window and fitted desk unit / shelving. Glazed double doors with matching side panel lead from the lounge to the open plan LIVING / KITCHEN / DINING ROOM with a kitchen area with a range of wall and base mounted cupboards, sink unit, four ring gas hob with filtration unit above, electric oven, a double glazed rear window, a built in shelved storage cupboard, a built in shelved storage cupboard and a built in larder cupboard with shelving and tiled cold settle. There is a dining area which is open through into a sitting area / garden room with large double glazed windows and a double glazed French door opening onto the rear

garden which provides a charming external aspect. There is a REAR HALL / LAUNDRY with a door to the hall, internal door to the garage, plumbing for a washing machine, plumbing for a dishwasher and a double glazed door and window to the garden. A door opens into the potential annex with BEDROOM FIVE / SITTING ROOM with a double glazed window overlooking the rear garden and an adjoining CLOAKROOM with a WC and pedestal basin, part tiled walls and a roof light.

A staircase from the hall rises to the part galleried landing with a secondary glazed window to the rear and access to the roof space. BEDROOM ONE is a good double room in size with a double glazed window and a wide bank of fitted wardrobes. BEDROOM TWO is a good double room in size with a double glazed window to the rear and fitted wardrobes with cupboards above either side of a knee hole dressing table. BEDROOM THREE has a double glazed window to the front and fitted storage cupboard. BEDROOM FOUR has a double glazed front window and fitted shelving with cupboards above. There is a BATHROOM with a white suite with panelled bath, WC and pedestal basin, tiled walls, a double glazed window and a linen cupboard with slatted shelving and central heating radiator together with a separate SHOWER ROOM with a fully tiled shower cubicle with electric shower, wash basin set within a vanity ledge with tiled splash back.

OUTSIDE

The property stands in a superb position within a sought after cul-de-sac behind a deep frontage with a large front lawn and DRIVEWAY laid in tarmac providing ample off street parking. There is a TANDEM GARAGE with wooden doors, side window, electric light and power and a wall mounted Worcester Bosch gas fired central heating boiler.

There is gated side access from the front to the charming REAR GARDEN with a paved patio, good sized shaped rear lawn with well planted and stocked beds and borders and a rockery garden.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND F - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

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Offers around
£465,000

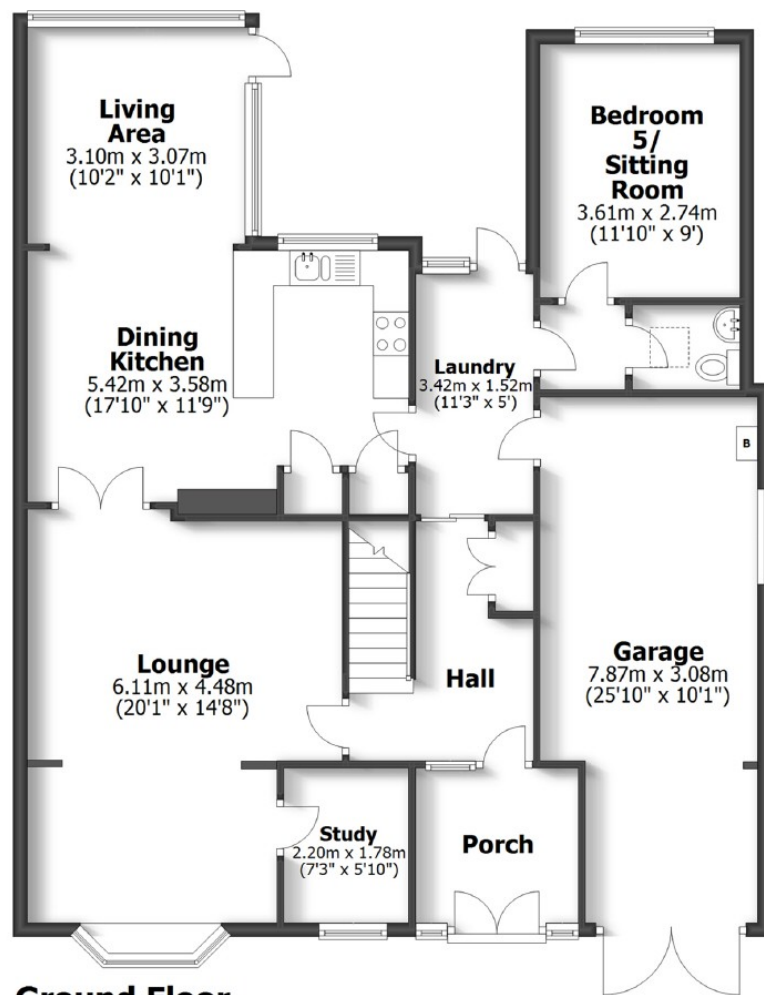
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

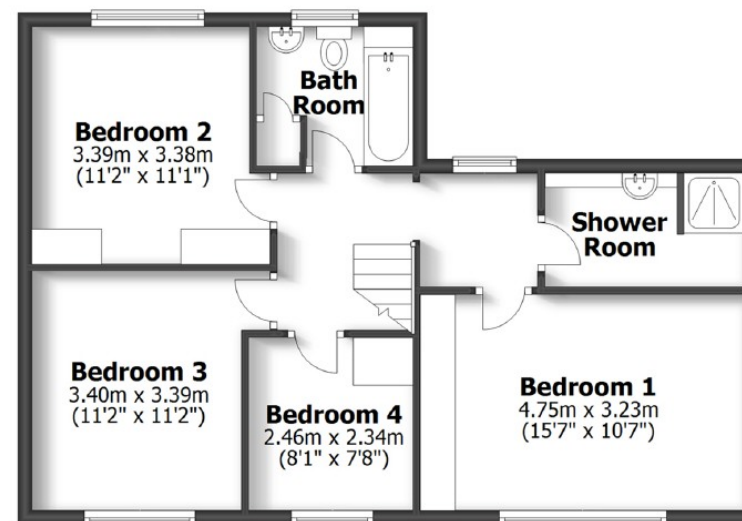


3 GREENACRES TETTENHALL

HOUSE: 155sq.m. 1669sq.ft.
 GARAGE: 22.1sq.m. 238sq.ft.
TOTAL: 177.1sq.m. 1907sq.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

