



Mount Cottage, 1 Tor Lodge Drive, Tettenhall Wood, Wolverhampton, WV6 8EQ

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A delightfully situated and well proportioned bungalow standing in a small, private cul-de-sac and benefiting from well-proportioned three bedroom accommodation.

LOCATION

Tor Lodge Drive is a small, private cul-de-sac lying off Mount Road close to The Mount Hotel Country Manor. The excellent and wide ranging facilities of Tettenhall Village, Tettenhall Wood and the Compton Shopping Centre are all within easy reach and there is convenient travelling to the city centre.

DESCRIPTION

Tor Lodge Drive is a small, private cul-de-sac lying off Mount Road close to The Mount Hotel Country Manor. The excellent and wide ranging facilities of Tettenhall Village, Tettenhall Wood and the Compton Shopping Centre are all within easy reach and there is convenient travelling to the city centre.

The house has an attractive, gabled front elevation and is built of rustic brick beneath a pitched, tiled clad roof. The house stands in a wide plot with a double garage to one side and a large garden.

ACCOMMODATION

A front door with double glazed side panel opens into the HALL with access to the roof space, cloaks cupboard, linen cupboard and boiler cupboard. There is a LARGE RECEPTION ROOM which provides ample space for both lounge and dining areas with a double glazed walk in bay window to the front, an exposed brick Inglenook fireplace with tiled hearth, beam mantle and living flame canopy effect gas fire, a double glazed window to the side and double glazed French doors and windows to the rear garden. The BREAKFAST KITCHEN has a range of wall and base mounted cupboards, stainless steel sink, four ring gas hob with built under electric oven and grill with extraction unit above, plumbing for a washing machine, tiled floor and a double glazed window and

double glazed door to the rear garden. The PRINCIPAL BEDROOM SUITE is a good double bedroom in size with a range of fitted furniture including ample wardrobe space, coordinating bedside tables and cupboards above the bedhead recess together with a chest of drawers, a double glazed window to the front and an EN-SUITE SHOWER ROOM with a fully tiled double shower, wash basin set within a vanity unit with cupboards beneath and WC with concealed flush, tiled floor, integrated ceiling lighting and a double glazed window. BEDROOM TWO is a good double room in size with a double glazed window overlooking the rear garden and BEDROOM THREE is also a good room in size with a double glazed front window. The BATHROOM has a white suite with a panelled bath with shower over, pedestal basin and WC, tiled floor and a double glazed window.

OUTSIDE

Mount Cottage stands behind a wide frontage with a DRIVEWAY to one side laid in tarmacadam providing ample off street parking, a gravelled front terrace with raised beds beyond with matured evergreen boundary and a DOUBLE GARAGE with two sets of double doors, concrete floor, electric light and power, a cold water supply and a courtesy door to the rear garden.

There is gated side access from the drive to the delightful REAR GARDEN which is of an excellent size and which is principally laid to lawn to the rear of the property and to one side with a paved corner terrace, stocked beds and borders, greenhouse and formal ornamental pond.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND F -

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

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EPC: D

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.



MOUNT COTTAGE

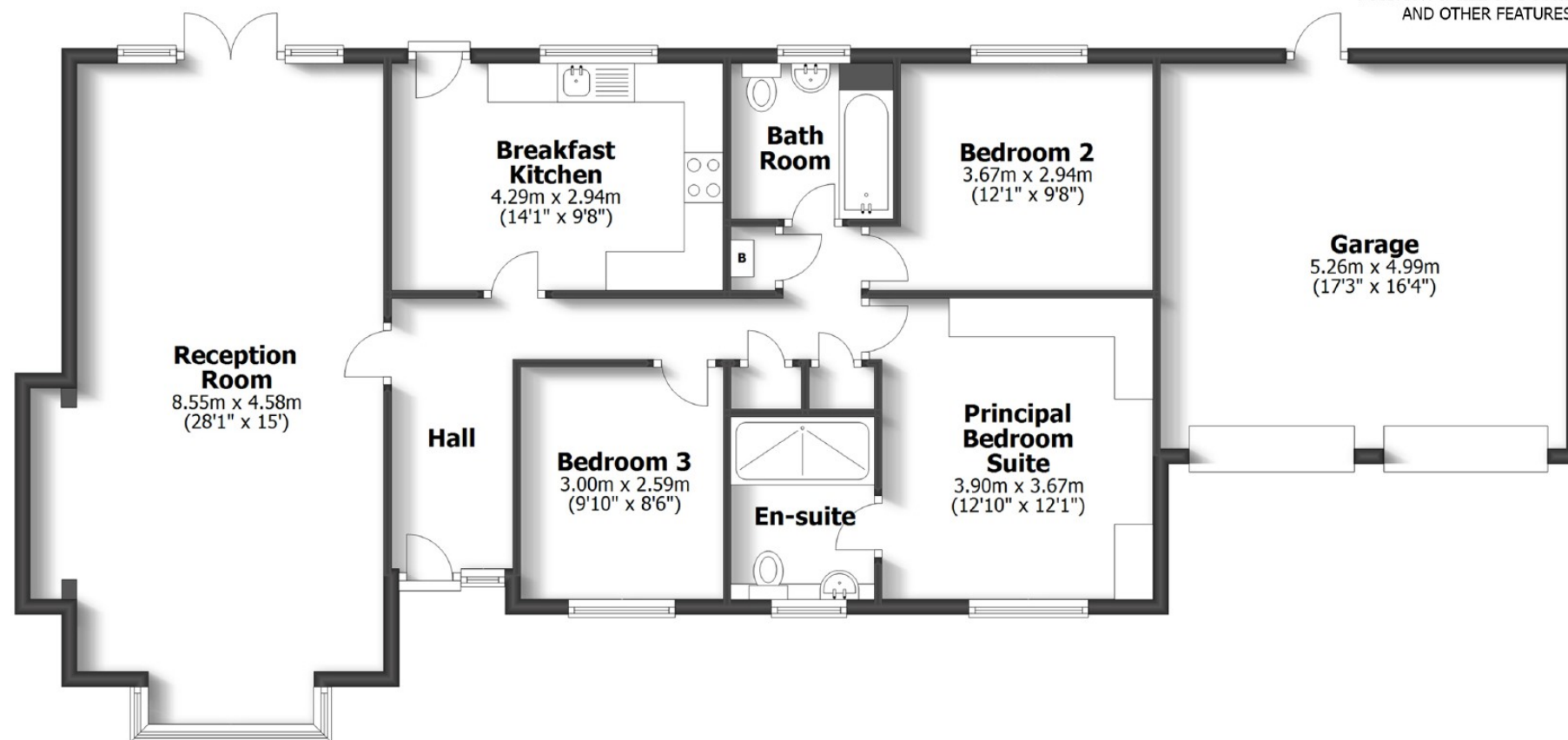
1 TOR LODGE DRIVE, TETTENHALL WOOD

BUNGALOW: 102.6sq.m. 1105sq.ft.

GARAGE: 26.2sq.m. 282sq.ft.

TOTAL: 128.8sq.m. 1387sq.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

