



30 Woodthorne Road, Tettenhall, Wolverhampton, WV6 8TT

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A particularly spacious and well situated freehold, detached residence in a prime location and with ample scope for a scheme of modernisation.

LOCATION

Woodthorne Road is within the prime residential area of Wolverhampton. The wide ranging amenities and facilities around Tettenhall Green are easily accessible as is the shopping centre at Perton and the City Centre is within easy reach. The area is well served by schooling in both sectors and regular bus services run along Wergs Road.

DESCRIPTION

This is a substantial detached residence of enormous calibre with a deep two storey double bay window on the front elevation. There are particularly spacious rooms and a large well stocked garden.

The property will benefit from a scheme of modernisation which allows buyers to personalise the property to their own tastes and preferences. There is ample scope for extensions, subject to gaining all of the usual necessary consents and permissions.

The property stands well back from the road behind a front lawn with screening hedges and a front brick wall.

ACCOMMODATION

A front door opens into the entrance HALL with oak strip floor, under stairs store cupboard, radiator and beamed and raftered ceiling. There is a CLOAKROOM with SHOWER ROOM beyond with tiled shower, corner basin, WC and ceramic wall tiling. The spacious LOUNGE has a brick fireplace with coal effect gas fire, wide rear bay with double opening casements to garden, side window and raftered ceiling. The excellent DINING ROOM has a wide front bow window, plaque rail and small side window. The BREAKFAST KITCHEN has a range of Dainty Maid units with laminated tops and

stainless steel sink unit. There are matching wall cupboards, breakfast recess and two rear windows. The UTILITY has a stainless steel sink unit, plumbing for washing machine, wall cupboards and a Potterton gas fired boiler.

A two rise staircase leads to the landing with loft access. BEDROOM ONE has a wide front bow window, side window and pedestal basin with mirrored splash back. BEDROOM TWO has ranges of built in wardrobes, rear and side windows, a pedestal basin with mirrored splash back and coved ceiling. BEDROOM THREE has a dressing table and desk with bookshelves at the rear, built in wardrobes with cupboards above and bedside cupboard. BEDROOM FOUR has a built in wardrobe, dressing table and bookshelves at the rear. The BATHROOM has a panelled bath, pedestal basin and airing cupboard and there is also a separate WC.

OUTSIDE

Leading from the kitchen is a side VERANDAH which gives access to the GARAGE which has an electrically operated elevating door, concrete floor and a storage veranda beyond, GARDEN STORE and another VERANDAH on the opposite side of the house. The spacious and mature garden has a wide paved terrace with a heather garden and the principal lawn beyond with borders of flowering and ornamental trees and shrubs. At the rear of the lawn is a rose bed with a large bed beyond.

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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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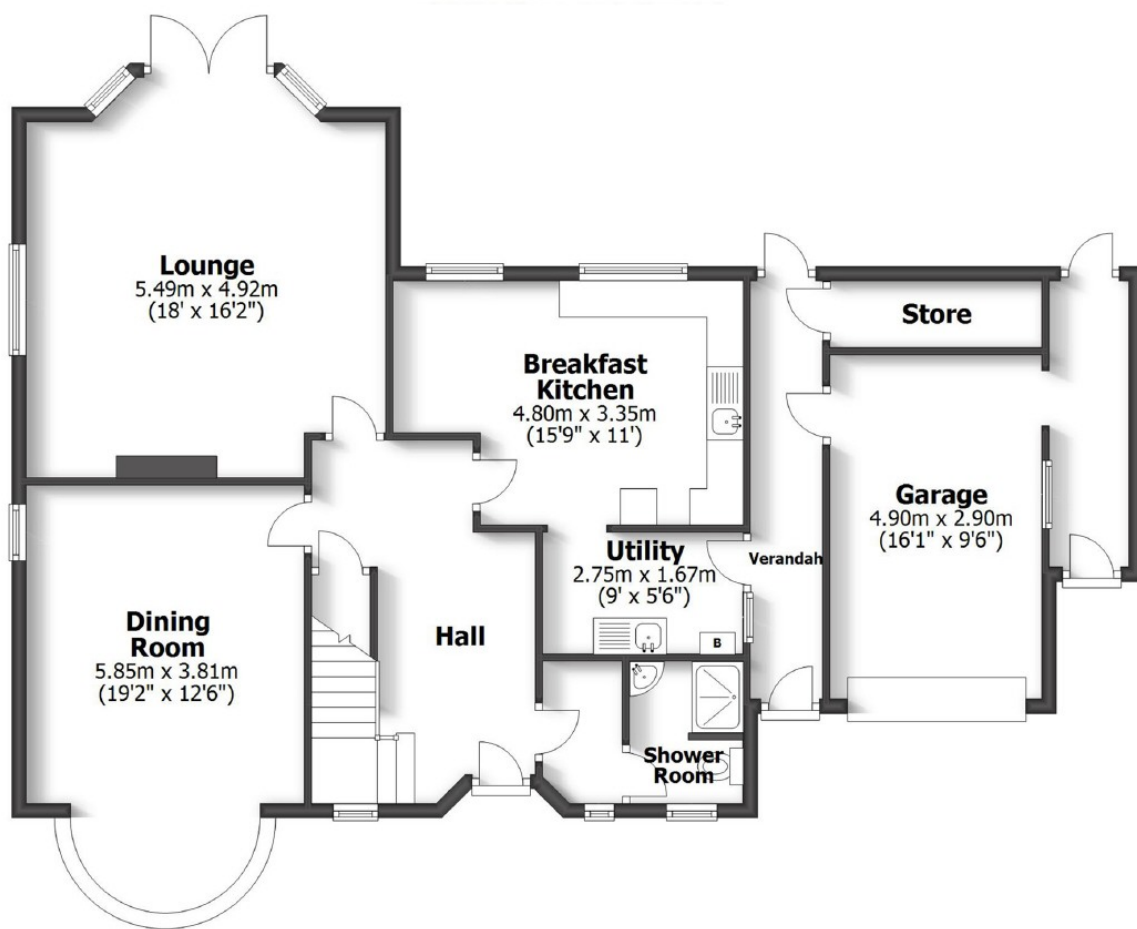
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



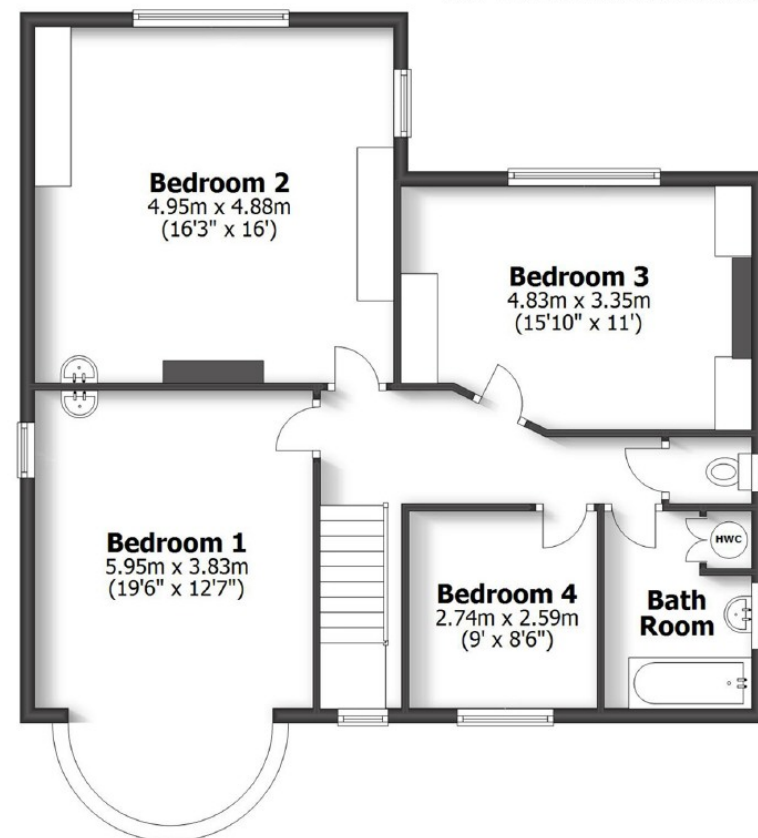
**30 WOODTHORNE ROAD
TETTENHALL**

HOUSE: 165.4sq.m. 1781sq.ft.
 GARAGE BLOCK: 28.1sq.m. 303sq.ft.
TOTAL: 193.5sq.m. 2084sq.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

