



The Old Farmhouse,
1 Church Walk
Tettenhall,
Wolverhampton,
WV6 9LS

Asking Price Of £310,000

Est. 1934

SWF



SANDERS WRIGHT & FREEMAN

Unique semi-detached property located in an exclusive cul-de-sac adjacent to St. Michaels Church. Ideally positioned for access to Tettenhall Green and transport to the city centre, the three storey accommodation has many period features and includes a dining kitchen, living room, three double bedrooms, study/single bedroom, bathroom and w.c. The property has a driveway to the front providing off road parking and a beautifully maintained private garden.

APPROACH

The property is approached via a gated driveway providing off road parking.

ENTRANCE HALL

Tiled floor, window to the front, staircase to the first floor landing and doors to the living room and dining kitchen.

LIVING ROOM 11' 2" x 10' 2" (3.41m x 3.12m)

Window to the front, radiator and attractive feature fire place.

DINING KITCHEN 19' 5" x 11' 0" (5.94m x 3.37m max)

DINING AREA Windows to the front and side, and tiled floor.

KITCHEN AREA Cottage style kitchen with window to the side, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with work surfaces above incorporating a sink unit. There is plumbing for a washing machine, built in double oven with four ring hob above and an integral fridge.

FIRST FLOOR LANDING

Built in cloaks cupboard and doors to:

BEDROOM 11' 1" x 10' 4" (3.38m x 3.17m)

Window to the front, radiator and decorative fireplace.

BEDROOM / STUDY 8' 2" x 7' 8" (2.5m max x 2.36m max)

Window to the front and radiator.

BATHROOM Obscure window to the side, part tiled walls, close-coupled w,c, panelled bath and wash hand basin with vanity cupboard beneath.

SECOND FLOOR LANDING

BEDROOM 11' 2" x 10' 7" (3.41m x 3.23m)

Window to the front and radiator.

BEDROOM 12' 2" x 8' 0" (3.73m x 2.46m)

Window to the front and radiator.

W.C.

Close-couple w.c, wash hand basin with vanity cupboard beneath and door to a spacious store cupboard.

GARDENS

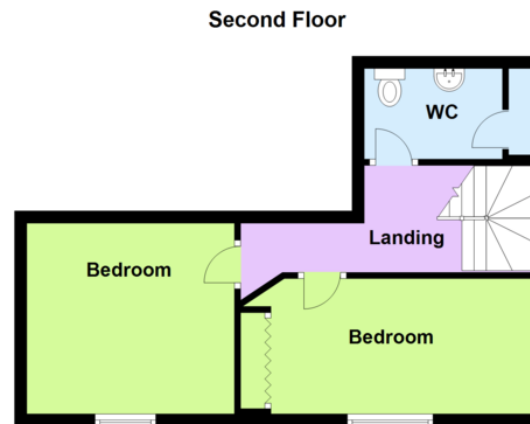
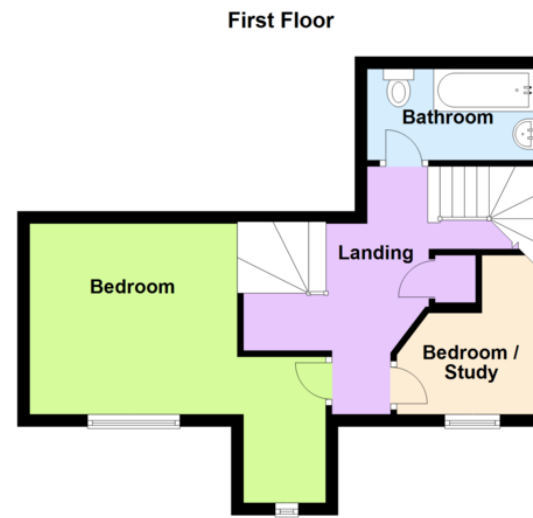
The property has attractive, well maintained gardens to the front and side.

SPECIAL NOTE

We understand that the building is Grade II listed and is situated in a conservation area.



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