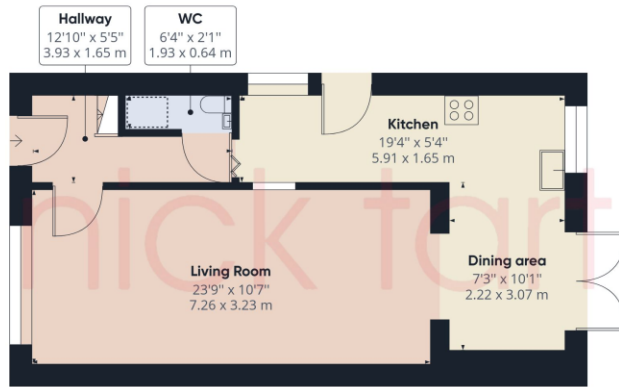


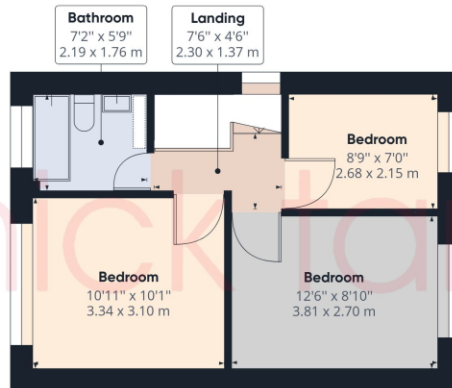


nick tart

School Road, Tettenhall Wood, Wolverhampton, WV6 8ER



Ground Floor



Floor 1



Approximate total area⁽¹⁾

878.47 ft²
81.61 m²

Reduced headroom

4.93 ft²
0.46 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Occupying a choice position within Tettenhall Wood village, this thoughtfully extended three bedroom semi-detached property provides a traditional layout of living accommodation which has been sympathetically restyled and improved upon over the years providing a most spacious and versatile interior with open plan kitchen and dining area synonymous with present day life style requirements.

- Entrance hall with fitted cloak room
- Excellent through living room
- Extended L shaped dining kitchen
- A choice of three good sized bedrooms
- Family bathroom
- Double width Herringbone block paved driveway
- Enclosed rear garden
- EPC: D63

The property itself is situated on the fringe of Tettenhall village and within walking distance of local shops, schools and public transport services and would prove ideal either for first time buyers or a growing family and therefore we highly recommend an internal inspection of the interior to truly appreciate the quality of accommodation presently on offer.

The gas central heated and double-glazed interior further comprises...

Canopy porch, **entrance hall** with radiator, laminate flooring, separate fitted **cloak room**, excellent **through living room** with radiator, coved ceiling with ceiling rose and double-glazed window.

Extended **L shaped dining kitchen** having matching suite of units with tiled splash backs, a full range of cupboards with matching work tops, built in electric double oven and gas hob with extractor over and integrated dishwasher. There is also a range of wall cabinets, radiator, wall mounted Potterton gas central heating boiler, double-glazed window and access to the side elevation.

Dining area with laminate flooring, radiator, double-glazed window and door leading into the rear garden.

Stairs lead from the entrance hall to the **first floor landing** with double-glazed window.

There is an excellent choice of **three good size bedrooms** with double-glazed windows and radiators.

The **family bathroom** provides a panel bath with shower, close coupled WC, pedestal wash hand basin, tiled walls, double-glazed window and radiator.

Outside the property is approached via secure double width gated Herringbone block paved driveway. To the rear the garden enjoys a raised patio to lawn with a variety of shrubs, trees, greenhouse, shed and surrounding fencing.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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