



22 Mancroft Road, Tettenhall, Wolverhampton, WV6

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Undoubtedly one of the finest examples of its type, this immaculately presented spacious Victorian property has undergone an unparalleled course of re-modernization and re-styling throughout to create a most versatile interior which in our opinion would appeal to a host of prospective buyers looking to acquire a period property with a plethora of timeless features but also encompassing modern lines and appointments synonymous with present day lifestyle requirements.

- Inviting entrance hall
- Sitting room
- Open plan dining kitchen/family area
- Separate utility and cloak room
- A choice of three double bedrooms
- Two of the bedrooms having Jack and Jill ensuite
- Second floor master bedroom with bathroom ensuite
- Landscaped and enclosed rear garden

Situated on the fringe of the much sought after location of Tetterhall Village and Green with its unique selection of local shops and the additional benefits of a choice of excellent schools, open play areas, paddling pool and transport services not only connecting other local villages but Wolverhampton City Centre and beyond.

The gas centrally heated and double-glazed interior in further detail comprises...

Ground floor

Entrance hall having part paneled wall, cornice ceiling, ceiling rose and tiled flooring.

Lovley front facing sitting room having feature inset cast iron multi-fuel stove with wooden mantle, quarry style tiled hearth, exposed floorboards, walk in double-glazed bay window with period shutters, fitted alcove shelving and picture rail.

Undoubtedly one of the exceptional features of this property is the **open plan dining kitchen/family area**.

Dining area having feature inset cast iron multi fuel stove with wooden mantle and quarry style tiled flooring, double-glazed window and understairs stores.

Fully equipped fitted kitchen having matching suite of units comprising of composite sink unit with combi tap providing hot, cold and boiling water, quality matching work tops with tiled splash backs and a range of soft closing cupboards and draws incorporating built in split level Bosch induction hob with extractor fan over, built in double-oven and microwave, integrated fridge and freezers, fitted larder unit, range of wall cabinets, Velux double-glazed window and door to the side.

Leading directly off the kitchen is a separate **utility and fitted cloak room** having fitted vanity unit, close coupled WC, tiled walls and flooring plumbing for automatic washing machine, space for dryer, fitted base and wall cabinets, recess spotlights and concealed Worcester Bosch gas central heating boiler.

Stairs lead from the dining area to...

First floor

Bedroom two having exposed floorboards, double-glazed window with period shutters and feature painted timber wall.

Bedroom three having feature cast iron fireplace with tiled hearth, exposed floorboards, double-glazed window and fitted wardrobes.

Well-appointed **Jack and Jill ensuite** with shower cubicle, low flush WC, vanity unit, heated chrome towel rail and recess spotlights.

Stairs lead from the first floor landing to the...

Second floor

Master bedroom having a range of fitted wardrobes, exposed floorboards and double-glazed window.

Ensuite bathroom having panel bath with shower spray, close coupled WC, pedestal wash hand basin, tiled walls and floor and Velux window.

Outside

The **enclosed rear garden** has been neatly landscaped to enjoy a composite non-slip decking area leading to a large patio with an excellent wood store and shed with power and lighting, a further patio area with raised borders and a rear sun terrace all together creating a most pleasant setting.

EPC - TBC

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band C (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.



