



**P** Mon - Sat  
8.30am - 6.30pm  
1 hour  
No return  
within 1 hour

22

20

18

LIMES ROAD

nick tart

20 Limes Road, Tetterhall, Wolverhampton, WV6



**Approximate total area<sup>(1)</sup>**

865.3 ft<sup>2</sup>  
80.39 m<sup>2</sup>

**Reduced headroom**

0.51 ft<sup>2</sup>  
0.05 m<sup>2</sup>

(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.

GIRAFFE 360



Occupying a choice position just a stone's throw away from Tettenhall Village and Green this deceptive and versatile semi-detached property has been sympathetically re-styled and extended over the years enjoying a number of quality features and appointments throughout.

- Sitting room
- Open plan dining kitchen and seating area
- Well appointed downstairs bathroom
- A choice of two double bedrooms
- Gas central heating and double-glazing
- Landscaped rear garden
- Off road parking
- Garage

The property itself sits on the fringe of Tettenhall Village and Green with its wonderful local amenities including shops, schools and public transport services and yet is still within a short distance of the Tettenhall road providing access to other local villages and Wolverhampton City Centre.

The accommodation in further detail comprises...

### Ground floor

**Front facing sitting room** having feature cast iron fireplace with living flame gas coal effect fire and marble hearth, oak flooring, coved ceiling, picture rail and double-glazed sash windows with shutters.

**Open plan dining kitchen and seating area** with dining area enjoying the benefit of quality floor covering, understairs cupboard, feature exposed brick wall, recess downlighters and stairs off.

**Extended breakfast kitchen** having matching suite of units comprising of ceramic single drainer sink unit with range of cupboards with matching worktops and tiled splash backs incorporating built in ceramic hob and electric oven, integrated fridge freezer and dryer, plumbing for automatic washing machine and dishwasher, built in wine rack, radiator, recess downlighters, concealed Worcester Bosch central heating boiler and double-glazed French doors leading to the rear garden.

**Downstairs bathroom** having panel bath with shower spray, close coupled WC, vanity unit, heated chrome towel rail, double-glazed window and tiled walls. Stairs lead from the dining area to the...

### First floor

Landing which has three steps leading up to...

**Master bedroom** having feature wood 2 panel wall, double-glazed sash window with shutters, coved ceiling and radiator.

**Bedroom 2** having feature wood panel wall, double-glazed sash window, radiator and built in cupboard.

### Outside

Undoubtedly one of the features of the property is the **landscaped rear garden** which enjoys a pergola terrace and bar area with built in gas and charcoal barbeques. To the side of the main lawn is a decked walkway leading to a further raised sun terrace to the rear creating a most pleasant aspect.

The property also enjoys the benefit of off road parking accessed via Manor Street with a driveway leading to an attached **garage**. We also understand that the garage to the right can be used by the neighbor to house a vehicle but there is no right to park a car on the driveway.

EPC - E51

**Tenure** - we are advised the property is Freehold.

**Services** - we are advised all mains services are connected.

**Council Tax** - Band B (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.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: [wolverhampton@nicktart.com](mailto:wolverhampton@nicktart.com)

[www.nicktart.com](http://www.nicktart.com)



Also at  
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

