



**Bartlams**

**74 Woodcote Road, TETTENHALL, WV6 8LG**

# £420,000

**A spacious family residence boasting four bedrooms, situated in a highly sought-after development, conveniently located within walking distance of Tettenhall village and local schools.**

**This well-appointed home features generously proportioned living spaces spread across both the ground floor and the first floor.**

**The ground floor living area is particularly impressive, highlighted by a spacious reception room offering ample seating space, complemented by an extended dining room featuring sliding doors leading to the rear garden. The kitchen has been expanded to create a sizable kitchen/dining area, perfect for entertaining. Additionally, there is a convenient downstairs WC and an external office space at the rear of the garage.**

**Upstairs, two spacious double bedrooms with storage facilities are accompanied by two further bedrooms. A shower room and a separate W.C.**

**Externally, the property benefits from a substantial driveway at the front and beautifully landscaped gardens both to the front and rear. Double glazing and a hot air system providing heating.**

- **EXTENDED FAMILY HOME .**
  - **FOUR BEDROOMS.**
  - **LARGE LIVING AREA.**
- **EXTENDED BREAKFAST KITCHEN.**
  - **LARGE DRIVEWAY.**
  - **ENCLOSED REAR GARDEN.**
- **CLOSE TO TETTENHALL VILLAGE.**
- **SOUGHT AFTER LOCATION.**



Freehold  
COUNCIL TAX BAND - E  
EPC RATING - N/A

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.  
**DISCLOSURE:** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED: .....

DATE: .....

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