



115 Cornwall Road, Tettenhall Wood, Wolverhampton, WV6 8UY

BERRIMAN
EATON

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A two bedroom mid terrace property standing close to the village centre with the added benefit of no upward chain.

LOCATION

Cornwall Road forms part of an established, modern neighbourhood which is located close to the centre of the fashionable Tettenhall village with its full range of local facilities. Further amenities can be found in Tettenhall Wood and Compton and the area is well served by schooling across all age ranges. Regular bus services are available and the city centre is within easy reach.

DESCRIPTION

115 Cornwall Road offers well-proportioned accommodation over both ground and first floors with a Lounge breakfast kitchen, conservatory, two double bedrooms and a house bathroom. The property benefits from double glazing and gas fired central heating and there is an enclosed garden to the rear.

ACCOMMODATION

A double glazed door opens into the PORCH with double glazed windows and a further door into the HALL. The LOUNGE is a generous size with a large double glazed bay window to the front and a glazed door into the BREAKFAST KITCHEN having wall and base mounted cupboards with fitted work top, stainless steel sink and drainer, space for an oven and washing machine, understairs storage cupboard, pantry, double glazed window to the rear and a glazed door into the CONSERVATORY with double glazed windows and a double glazed door onto the rear garden.

Stairs rise to the FIRST FLOOR LANDNING having a double glazed rear window. BEDROOM ONE is a good size double room having double glazed window to the front elevation and a storage cupboard housing a wall mounted gas boiler. BEDROOM TWO is a double room with storage cupboard, loft access and double glazed window. The BATHROOM has a panelled bath, pedestal wash basin, WC and double glazed rear window.

OUTSIDE

The property is approached by a paved pathway and enjoys pleasant views of the green to the front. Gated side access opens into the REAR GARDEN having a range of shrubbed borders,

paved patio, lawn area and brick built store providing useful storage space.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

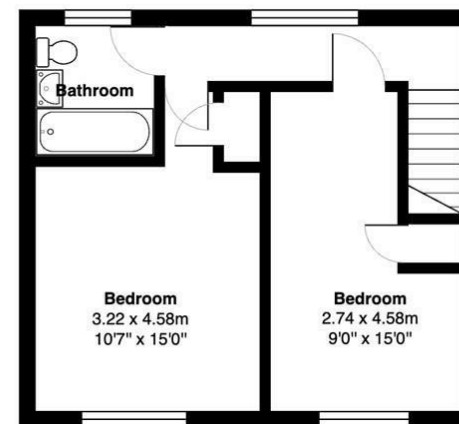
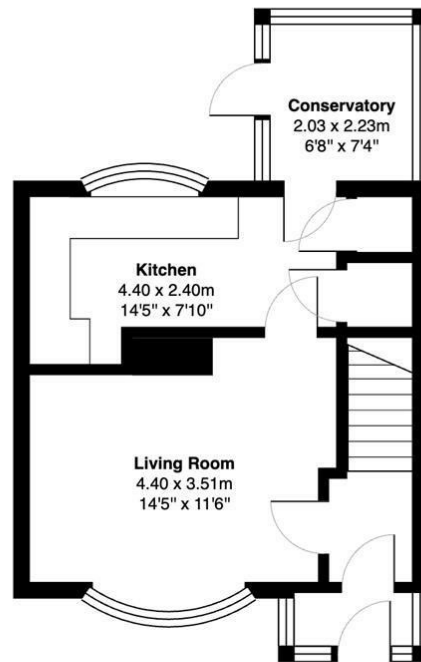
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Offers Around
£190,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Total Area: 71.6 m² ... 770 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

