



2 Leacote Drive, Tettenhall, Wolverhampton, WV6 8NB

BERRIMAN  
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## 2 Leacote Drive, Tettenhall, Wolverhampton, WV6 8NB

A superbly located, detached four bedroomed family home offering significant potential for remodelling and extensions (STPP)

### LOCATION

Leacote Drive stands in an extremely popular and well established residential development which is within walking distance of the fashionable Tettenhall Village with its comprehensive array of local facilities. Regular bus services run along Wood Road and the City Centre is in easy reach.

The house stands in a very family friendly environment with Leacote Drive being a small cul-de-sac and benefitting from excellent schooling nearby in both sectors with Christchurch (Infant and Junior Schools) and Tettenhall College both being within walking distance.

### DESCRIPTION

2 Leacote Drive has been in continual family ownership since 1986 and has been well maintained over the years with modern kitchen and bathroom suites and double glazing.

The house now offers buyers the opportunity to remodel a family home to their exact requirements and specifications and there is the potential for extensions over both ground and first floors to further enhance the scope of accommodation provided, subject to gaining all of the usual and necessary consents and permissions.

### ACCOMMODATION

A double glazed door with double glazed windows to either side opens into the PORCH with tiled flooring and a studded front door opening into the HALL with wiring for wall lights, an understairs storage cupboard and a CLOAKROOM with a modern white suite with a WC with concealed flush and vanity unit with inset wash basin, tiled splash back and cupboard beneath and a double glazed side window. An open arch from the hall leads to a BAR / STUDY with a fitted bar unit, window bench storage and a double glazed window to the front. This area could be an ideal office for those wishing to work from home. The LOUNGE has a walk in double glazed bow window to the front, a Minster Stone fireplace with electric fire and part glazed double doors with glazed storage cupboards to either side opening into the DINING ROOM which has storage cupboards and sliding double glazed doors to the CONSERVATORY which is fully double glazed with double doors to the garden and tiled floor. The KITCHEN has a range of cream faced wall and base mounted units with an integrated electric hob with stainless steel extraction chimney above, a built in Bosch electric oven, a built in microwave, an integrated slimline dishwasher, an integrated fridge, plumbing and a concealed space for a washing machine, a boiler cupboards, integrated ceiling lighting, a side door and a double glazed window overlooking the rear garden.

A two rise staircase leads to the part galleried first floor landing with a double glazed side window, an airing cupboard with hot water cylinder and shelving, a linen cupboard with shelving and access to the roof space. BEDROOM ONE is a good double room in size with an extensive array of fitted bedroom furniture including wardrobes, cupboards, chests of drawers, bedhead and bedside chests, wiring for wall lights and a double glazed rear window. BEDROOMS TWO AND THREE are both double rooms in size with built in wardrobes and double glazed windows to the front and BEDROOM FOUR has fitted shelving and a double glazed rear window. The BATHROOM has a white suite with a panelled bath with over bath shower together with a vanity unit with WC with concealed flush, inset wash basin and cupboards, part tiling to the walls, integrated ceiling lighting and a double glazed window.

### OUTSIDE

2 Leacote Drive stands behind a shaped front lawn with a DRIVEWAY laid in tarmac providing ample off street parking. Double gates to the side lead over a paved DRIVE to the DETACHED GARAGE.

The REAR GARDEN enjoys a high degree of privacy with a large, paved terrace, a shaped lawn and well stocked and matured beds and borders providing a green and leafy backdrop.

We are informed by the Vendors that mains water, electricity and drainage are connected and there is a gas fired warm air central heating system.

COUNCIL TAX BAND E – 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 and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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 risk.

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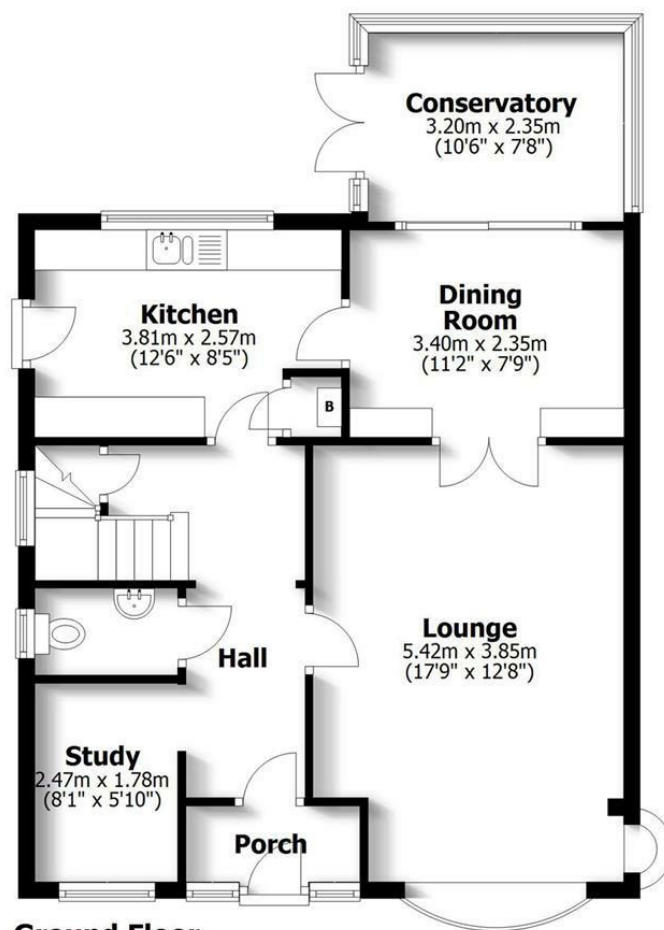
Offers Around  
£429,950

EPC: E

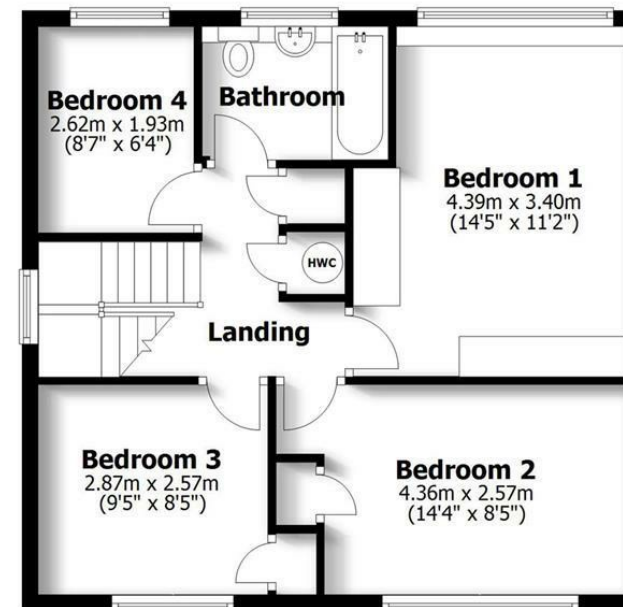
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 2 LEACOTE DRIVE TETTENHALL



**Ground Floor**



**First Floor**

HOUSE: 119.1sq.m. 1282sq.ft.  
GARAGE: 13.2sq.m. 142sq.ft.  
**TOTAL: 132.3sq.m. 1424sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



