60 Woodcote Road, Tettenhall, Wolverhampton, WV6 8LG

BERRIMAN
EATON

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A surprisingly spacious detached four bedroom family home with particularly flexible living accommodation to the ground floor, all standing in a large plot close to the centre of Tettenhall Village

LOCATION

Woodcote Road 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 benefitting from excellent schooling nearby in both sectors with Christchurch (Infant and Junior Schools) and Tettenhall College both being within walking distance.

DESCRIPTION

60 Woodcote Road is a fine, family home which has been skilfully extended over the years to create a living environment of much note. There is an impressive array of living areas to the ground floor which offers much versatility of use together with four bedrooms, a bathroom and an en-suite to the first floor with the principal suite being of an excellent size.

The house has been well maintained over the years and is well appointed throughout with kitchen and bathroom suites of quality, tasteful décor, gas fired central heating and double glazing.

One of the principal attractions of the property is the superb plot within which it stands with an unusually large driveway for a property in this location and a charming, low maintenance garden to the rear.

ACCOMMODATION

A composite front door with inset fan light and glazed panel to one side opens into the HALL with laminated flooring, integrated ceiling lighting, dado rail to part and a CLOAKROOM with a fitted suite of WC and wash basin, a side window, fitted book and display shelving, fitted wall mirrors and laminated flooring. The LOUNGE is a well proportioned living room with a wood burning stove set within an exposed brick and painted chimney piece with inset beam over, a window to the front, part raftered ceiling and laminated flooring. This room opens into a SITTING ROOM with a window overlooking the front garden and raftered ceiling together with laminated flooring. There is a DINING ROOM with an open arched recess, French doors to the garden and laminated flooring. The STUDY is an ideal space for those wishing to work from home with a window to the front and laminated flooring and the BREAKFAST KITCHEN has a full compliment of wall and base mounted cabinetry, an undermounted ceramic sink with butchers block surfaces to either side, a breakfast bar, space for a range style cooker with filtration unit above, an integrated fridge, a window overlooking the garden, stone flooring, integrated ceiling lighting and an adjoining door to the LAUNDRY with plumbing for a washing machine and a dishwasher, a stainless steel sink, fitted cupboards, a wall mounted Ideal gas fired central heating boiler, stone flooring and a shelved larder / storage cupboard together with a glazed door to the garden.

A staircase from the hall rises to the part galleried first floor landing with access to the roof space. The PRINCIPAL SUITE has a double bedroom with laminated flooring, a window to the front and a door to the EN-SUITE SHOWER ROOM / DRESSING ROOM with a well appointed suite with a fully tiled shower with waterfall head and separate hose, WC, bidet and wall hung vanity unit with wash basin with drawer beneath, a built in double wardrobe, integrated ceiling lighting, laminated flooring and a rear window. BEDROOM TWO is a large double room in size with a window to the front and a built in double wardrobe. BEDROOM THREE is also a double room in size with a built in wardrobe and a window overlooking the rear garden and BEDROOM FOUR has a dado rail, laminated flooring, a window and a built in over stairs wardrobe. The BATHROOM has a well appointed suite with a metro tiled Heritage bath with shower over, a Heritage WC and a wash stand with wash basin with shelf beneath, granite tiled floor, integrated ceiling lighting, a window and chrome towel rail radiator.

OUTSIDE

60 Woodcote Road stands in an excellent corner position with a large frontage with a DRIVEWAY laid in imprinted concrete providing ample off street parking for several vehicles and a front garden with lawn and stocked beds and borders.

The REAR GARDEN has been hard landscaped for ease of maintenance with borders to either side.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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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www.berrimaneaton.co.uk

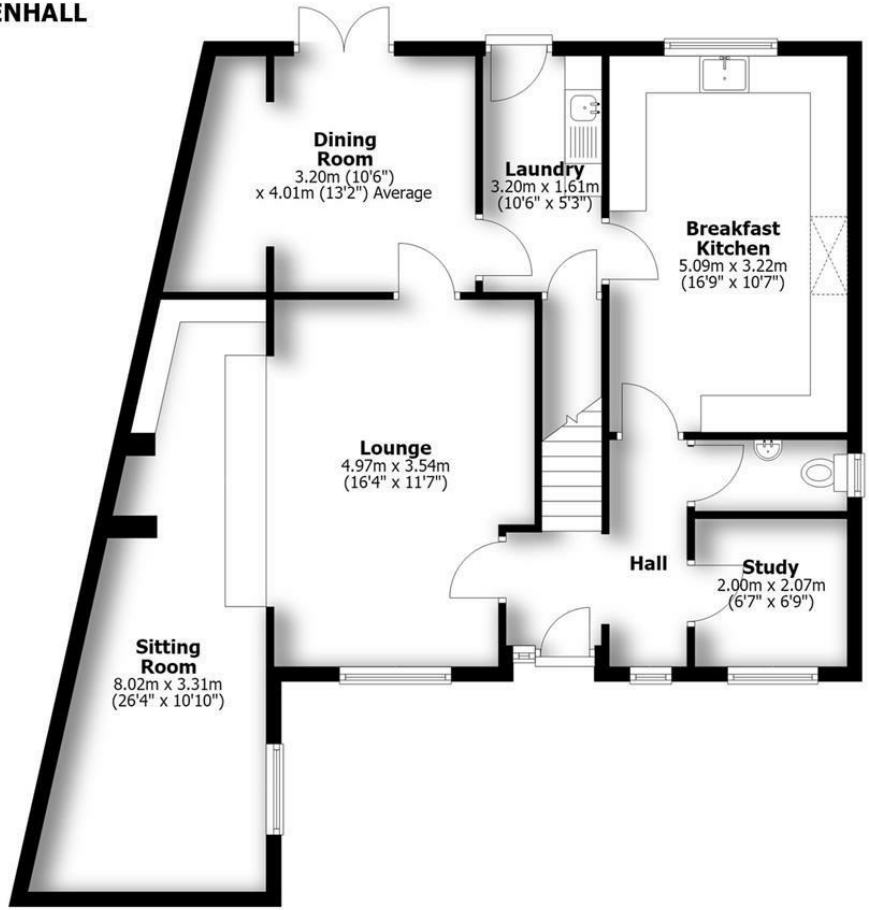
Offers Around
£499,950

EPC: C

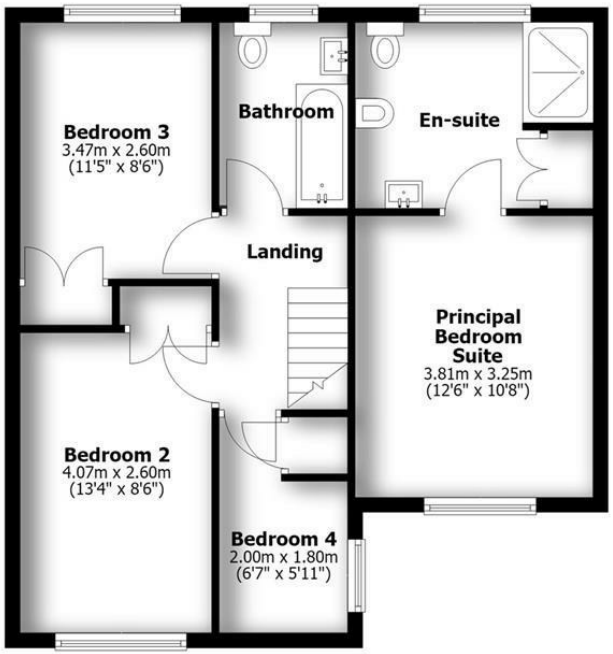
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

60 WOODCOTE ROAD

TETTENHALL



Ground Floor



First Floor

TOTAL: 145.3sq.m. 1564sq.ft.

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

LOVE