49 Woodfield Heights, Tettenhall, Wolverhampton, WV6 8PT

BERRIMAN
EATON

49 Woodfield Heights, Tettenhall, Wolverhampton, WV6 8PT

A superbly situated four bedroom link detached family residence within easy reach of Tettenhall Village

LOCATION

Woodfield Heights stands in a prime residential area within Tettenhall which has long since been considered to be one of the most sought after locations within the Wolverhampton conurbation. Steps from Woodfield Heights lead to the popular and fashionable Tettenhall Village, just a few minutes walk away, with the further amenities afforded by both Compton and Newbridge being within easy reach. Wolverhampton City Centre is within convenient travelling distance, there are regular bus services and there is excellent schooling in both sectors nearby.

DESCRIPTION

49 Woodfield Heights is a well proportioned family home with rooms of excellent sizes over both ground and first floors. The house was slightly extended to the ground floor rear many years ago and now offers ample opportunity for further extensions should buyers so wish and subject to gaining all of the necessary and usual consents.

Whilst the property benefits from a modern bathroom suite, double glazing and gas fired central heating. It has been well maintained over the years and now offers buyers a great opportunity with lots of potential .

NO UPWARD CHAIN

ACCOMMODATION

A double glazed front door with matching side panel opens into the HALL with a GUEST CLOAKROOM with a white suite of WC and vanity unit with wash basin with cupboard beneath and tiled splash back and a double glazed window to the side. The LOUNGE is a large and light through room with a double glazed window to the front, sliding double glazed patio doors to the garden, a living flame coal effect gas fire standing within an elegant fireplace, ceiling cornice, an understairs cloaks and storage cupboard and an arch with sliding double doors opening into the DINING ROOM with double glazed windows to both the side and rear, ceiling cornice and a large, glazed serving hatch to the KITCHEN with a range of wall and base mounted cupboards, a sink and drainer, a Bosch electric hob with filtration unit above, a built in Bosch double electric oven, an integrated Bosch fridge and integrated Bosch freezer, an integrated Hotpoint washing machine, a corner carousel unit, part tile walls, a double glazed door and window to the side and a full height store cupboard.

Stairs from the hall rise to the first floor landing with access to the roof space and a boiler cupboard with wall mounted gas fired Worcester Bosch central heating boiler. BEDROOM ONE is a good double room in size with a double glazed window to the front, BEDROOMS TWO AND THREE are both good double rooms in size with double glazed windows over the rear garden and BEDROOM FOUR is also well proportioned with a double glazed window to the front and built in wardrobe with cupboard above. The BATHROOM has a modern, white suite with a panelled bath, WC and vanity unit with wash basin with cupboard beneath together with a separate, fully tiled corner shower, tiled walls, integrated ceiling lighting, a double glazed side window and a chrome towel rail radiator.

OUTSIDE

49 Woodfield Heights stands behind a pleasant frontage with a DRIVEWAY laid in brick paviours, a gravelled and shaped corner bed and doors opening into an area of secured parking and covered CAR PORT with electric light, a WORKSHOP to the rear and a double glazed rear door to the GARDEN which has a paved terrace to the rear of the property leading to the rear lawn beyond with well stocked beds and borders, a paved path and a raised and well stocked flower bed to the rear.

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 / Ultrafast are available
Mobile – Ofcom checker shows there is likely and 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

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

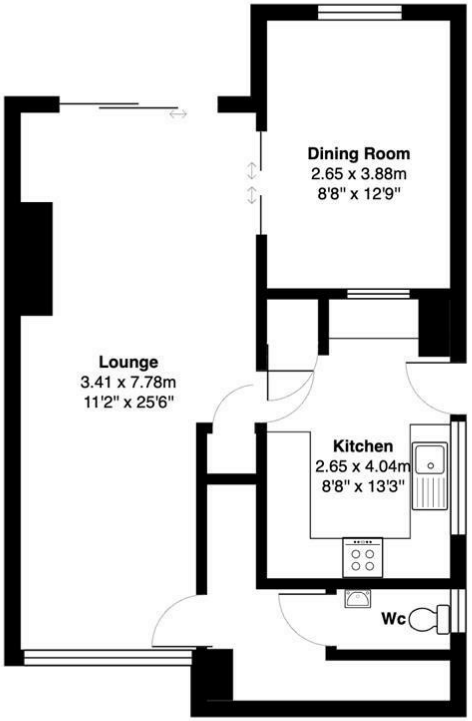
Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

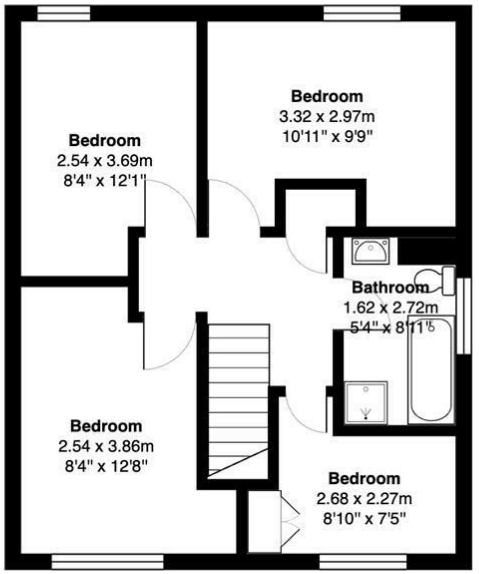
www.berrimaneaton.co.uk

Offers Around
£329,950

EPC: D

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: 103.0 m² ... 1109 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 JOEWPHOTOGRAPHY.CO.UK)