



164 Cornwall Road, Tettenhall, Wolverhampton, WV6 8UZ

BERRIMAN
EATON

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A well looked after, three bedroom mid-terrace property in a sought-after residential location

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

164 Cornwall Road has been well looked after by the current owners. There is well proportioned accommodation over both ground and first floors with a lounge, guest cloakroom, breakfast kitchen and conservatory to the ground floor and three bedrooms and a bathroom to the first floor.

The property benefits from a beautiful garden to the rear with a brick built store, double glazing and gas central heating.

ACCOMMODATION

A double glazed PORCH with wiring for wall light, tiled floor and a door into the HALL with wood laminate flooring and a GUEST CLOAKROOM with WC, wall mounted Worcester Bosch boiler and a double glazed window. The LOUNGE has a double glazed walk in bay window to the front, a gas fire with tiled surround and formal mantle, wood laminate flooring and a double glazed patio door into the conservatory. A glazed door from the hall opens into the BREAKFAST KITCHEN with a range of wall and base units with working surfaces with tiled splash back, under counter lighting, stainless steel sink and drainer, space for appliances including electric cooker, fridge freezer and washing machine, wood laminate flooring, space for dining, painted beamed ceiling, a double glazed window, an understairs store and a glazed door into the CONSERVATORY with double glazed windows to three elevations, wood laminate flooring, wiring for wall lights and French doors to the garden.

Stairs from the hall rise to the first floor landing with a double glazed window. There are TWO DOUBLE BEDROOMS with double glazed windows to the front. BEDROOM THREE is a good size with built in wardrobes with a knee hole dressing table and a double glazed window to the rear. The BATHROOM has a panelled bath with shower over, WC, wash basin with vanity cupboard beneath, tiled floor, tiled walls and a double glazed window.

OUTSIDE

A side passage leads to the REAR GARDEN with a paved patio to the rear with a step up to the shaped lawn with planted and flowering beds and borders and a seating area to the rear. There is a shed and a brick built STORE with electric light and power.

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 the four main providers are likely to cover the area outside with limited coverage inside

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

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Offers Around
£219,950

EPC: C

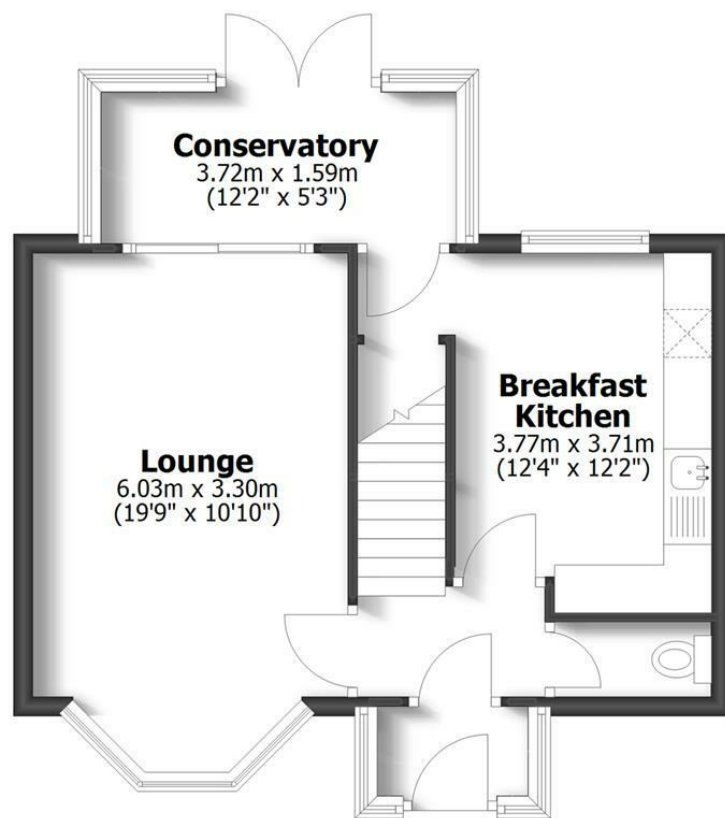
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



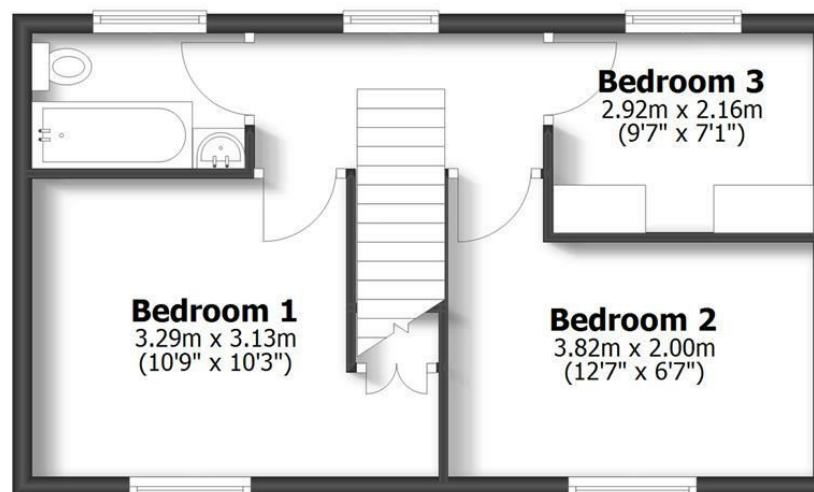
164 Cornwall Road Tettenhall

HOUSE: 80.7sq.m. 869sq.ft.
GARAGE: 5.2sq.m. 56sq.ft.
TOTAL: 85.9sq.m. 925sq.ft.

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



Ground Floor



First Floor



Store

