

20 Mount Road, Tettenhall Wood, Wolverhampton, WV6 8HT

BERRIMAN EATON

20 Mount Road, Tettenhall Wood, Wolverhampton, WV6 8HT

A beautifully presented and deceptively spacious four bedroom family home with a large garden to the rear and standing in a prime residential location.

LOCATION

The property stands within easy walking distance of the local facilities available within Tettenhall Wood with the further amenities afforded by Tettenhall Village Centre and the Compton Shopping Parade being nearby with a Sainsburys Local.

There is convenient travelling to the City Centre and the area is particularly well served by schooling in both sectors.

DESCRIPTION

20 Mount Road is a well proportioned link-detached family home with rooms of generous sizes over both ground and first floors.

The house has been well maintained and improved over the years and has a recently refitted bathroom and a well appointed kitchen, double glazed windows, gas fired central heating and tasteful décor

The house has been extended to the rear to the ground floor to enhance the scope of accommodation provided to create a superb, semi open plan kitchen / living / dining room which is ideal for contemporary requirements.

ACCOMMODATION

A double glazed door opens into the PORCH with chequerboard floor tiling, double glazed windows, integrated ceiling light and a double glazed door with matching panels to either side opening into the HALL with an under stairs storage cupboard and a CLOAKROOM with a contemporary white suite of WC and vanity unit with wash basin with a cupboard beneath, tiled floor and walls, a double glazed window and integrated ceiling lighting. The LOUNGE is a good size room with a double glazed bow window to the front, a decorative fireplace with pink marble hearth and slips and wooden surround, wiring for wall lights, ceiling coving and glazed double doors opening into the LIVING / DINING / KITCHEN AREA. The living and dining space have laminated flooring, wiring for a wall light and double glazed French doors to the rear garden and is open plan into the kitchen which has a comprehensive range of wall and base mounted units, space for an electric cooker with stainless steel Zanussi chimney above, an integrated dishwasher, plumbing for a washing machine, space for a tumble dryer, double glazed windows to the side and rear and tiled floor.

A staircase with turn balustrading to part rises to the galleried landing with a double glazed window to the side and access to the roof space. BEDROOM ONE is a good double room in size with a double glazed window to the front. BEDROOM TWO is a good double room in size with a double glazed window overlooking the rear garden. BEDROOM THREE is a double room with a double glazed window to the rear and BEDROOM FOUR has a double glazed window to the front and an over stairs storage cupboard with fitted shelving. The BATHROOM has recently been reappointed to an excellent, contemporary specification. There is a panelled bath with mixer tap with shower attachment together with a separate fully tiled shower with waterfall head and separate hose, a WC and a vanity unit with inset wash basin with drawers beneath and a backlit sensor mirror above, tiled walls and floor, two wall mounted storage cupboards, integrated ceiling lighting, a large towel rail radiator and a double glazed window.

OUTSIDE

20 Mount Road stands behind a pleasant frontage with a block paved DRIVEWAY providing ample off street parking. There is a well-stocked front bed, a CAR PORT and a GARAGE with an elevating door, electric light and power, a double glazed rear window, a wall mounted gas fired central heating boiler and a courtesy door to the REAR GARDEN which is a particular feature of the property with a paved patio to the rear of the house leading to the large rear lawn with particularly well stocked beds and borders creating a superb backdrop to the residence. There is a timber garden shed.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND E - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

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
£409,950

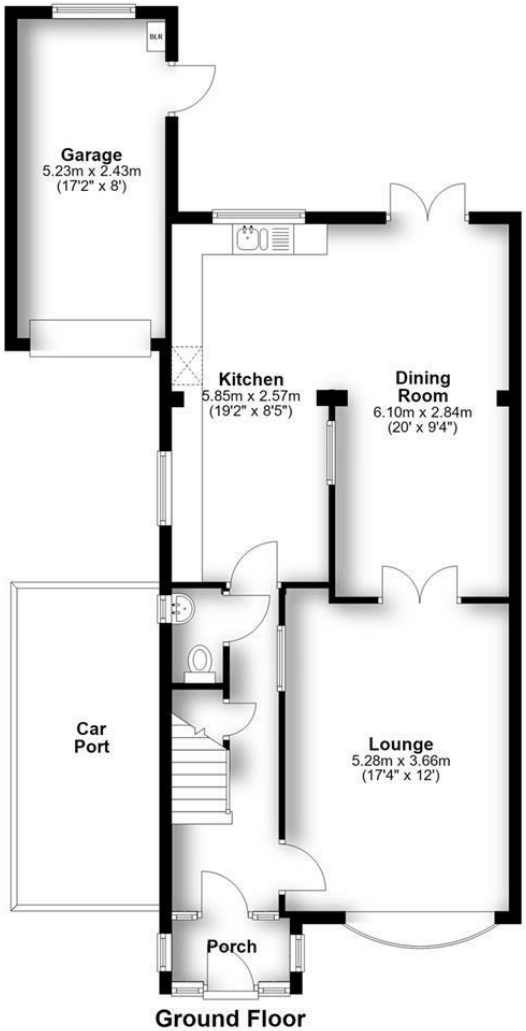
EPC: D

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.

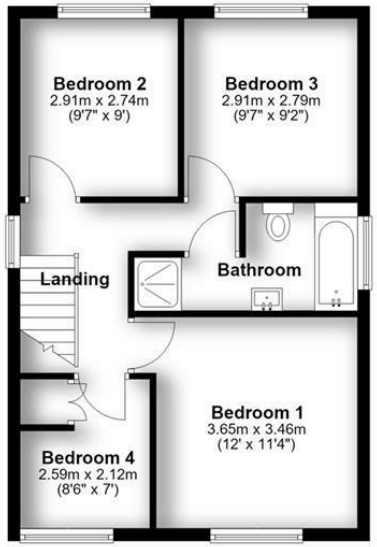





20 MOUNT ROAD
TETTENHALL WOOD



Ground Floor



First Floor

HOUSE:	111sq.m.	1195sq.ft.
GARAGE:	12.7sq.m.	137sq.ft.
TOTAL:	**123.7sq.m.**	**1332sq.ft.**

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







