



**Connells**

Tettenhall Road  
Tettenhall Wolverhampton



### Property Description

Connells Wolverhampton are delighted to present to market this semi detached family home boasting traditional features including elegant high ceilings and bay window. The ornery boasts of NO UPWARD CHAIN and a convenient located nearby to Wolverhampton City centre, transport links and schooling alike. This is the perfect choice for families, viewing is highly recommended, call Connells today to book your viewing.

With spacious accommodation set over three floors, the ground floor comprises a welcoming entrance porch leading to a charming reception hall. There is also ground floor wc, lounge with feature bay window, separate dining room, stylish open plan kitchen diner and conservatory to rear. Below a cellar provides excellent space for storage solutions. On the first there are three well proportioned bedrooms, two of which boasts fitted wardrobes and one of which has a private dressing area. A generous family shower room with His & Hers sink completes the first floor accommodation. There are a further two well proportioned bedrooms, one of which boasting fitted storage and bathroom completes the second floor accommodation. Externally the property provides a private driveway to front and ample garden to the rear with excellent potential to create your idyllic outdoor space.

### The Location & Area

Set to the north west of Wolverhampton City Centre on the Tettenhall Road with easy access to Tettenhall village for shopping facilities with nearby amenities, eateries and transport links to Wolverhampton City Centre.

### Entrance Hall

Hardwood stained glass leaded door, two period style radiators, Lincrusta style panelled ceiling, Minton style tiled flooring, "C" shaped staircase to the first floor with glazed stained glass leaded window above, access to wc.

### Wc

Opaque glazed window to side, low level wc, wash hand basin, storage cupboard, Minton style tiled flooring.

### Lounge

15' x 13' 11" ( 4.57m x 4.24m )

glazed bay window to front with leaded stained glass windows above, period style open fireplace and tiled hearth, central heating radiator, wood flooring, access to dining room.

### Dining Room

13' 1" x 12' 11" ( 3.99m x 3.94m )

Period style cast iron fireplace with match surround, two period style radiators, Lincrusta style panelled ceiling, wood flooring, glazed picture window to rear with centre door.

### Kitchen Diner

24' 4" x 10' 11" ( 7.42m x 3.33m )

A variety of wall and base units, granite work tops, matching centre island breakfast bar and base units, white ceramic one and a half sink and drainer, recess and gas point for double width cooker and extractor hood, integrated fridge freezer, dishwasher, recessed ceiling spotlights, tiled flooring, under floor heating, double glazed composite door to side, double glazed windows to side, internal hardwood glazed bifold doors leading to the conservatory, built-in utility cupboard with pantry and plumbing for white appliances.



## Conservatory

11' 11" x 10' 6" ( 3.63m x 3.20m )

Bifold doors to rear garden, under floor heating, tiled flooring.

## First Floor Landing

Staircase to second floor, central heating radiator.

## Bedroom One

15' x 12' 9" ( 4.57m x 3.89m )

Two hardwood double glazed sash windows to front, twin floor to ceiling built-in double wardrobes with overhead storage, central heating radiator. recessed ceiling spotlights, walk-in wardrobe/dressing room.

## Bedroom Two

12' 11" x 12' 1" ( 3.94m x 3.68m )

Glazed sash windows to rear, twin floor to ceiling built-in double wardrobes with overhead storage, central heating radiator.

## Bedroom Three

11' x 6' 10" ( 3.35m x 2.08m )

Double window to rear, built-in shelving, loft hatch, central heating radiator.

## Shower Room

Refitted luxury bespoke white suite with a double walk-in shower with chrome heritage style rainfall shower head and hand held spray, His & Hers wash hand basin vanity unit with granite work top with wall mounted mirror above, recessed wc, period style white radiator with chrome heated towel rail above, further chrome heated towel rail, full width built-in wall cupboard housing the boiler, recessed ceiling spotlights, marble effect ceramic tiled flooring, double glazed opaque window to side.

## Second Floor Landing

### Bathroom

Traditional white suite with freestanding roll top bath with chrome hand held spray, pedestal wash hand basin, low level wc, central heating radiator, part panelled walls, laminate flooring, glazed opaque window to side, concealed access to eaves and loft space housing the central heating boiler.

### Bedroom Four

14' 11" x 13' 11" ( 4.55m x 4.24m )

Secondary glazed window to front, built-in corner cupboard/wardrobe, central heating radiator.

### Bedroom Five

12' 4" x 10' 10" ( 3.76m x 3.30m )

Double glazed dormer window to rear, central heating radiator.

## Outside Front

Generous driveway.

## Outside Rear

South facing, mature borders and shrubs, full width paved patio with steps down to a centre shape lawn, flower borders with a variety of shrubs and trees, rear paved terrace with timber shed to rear, gate to rear private drive providing further off road parking if required.

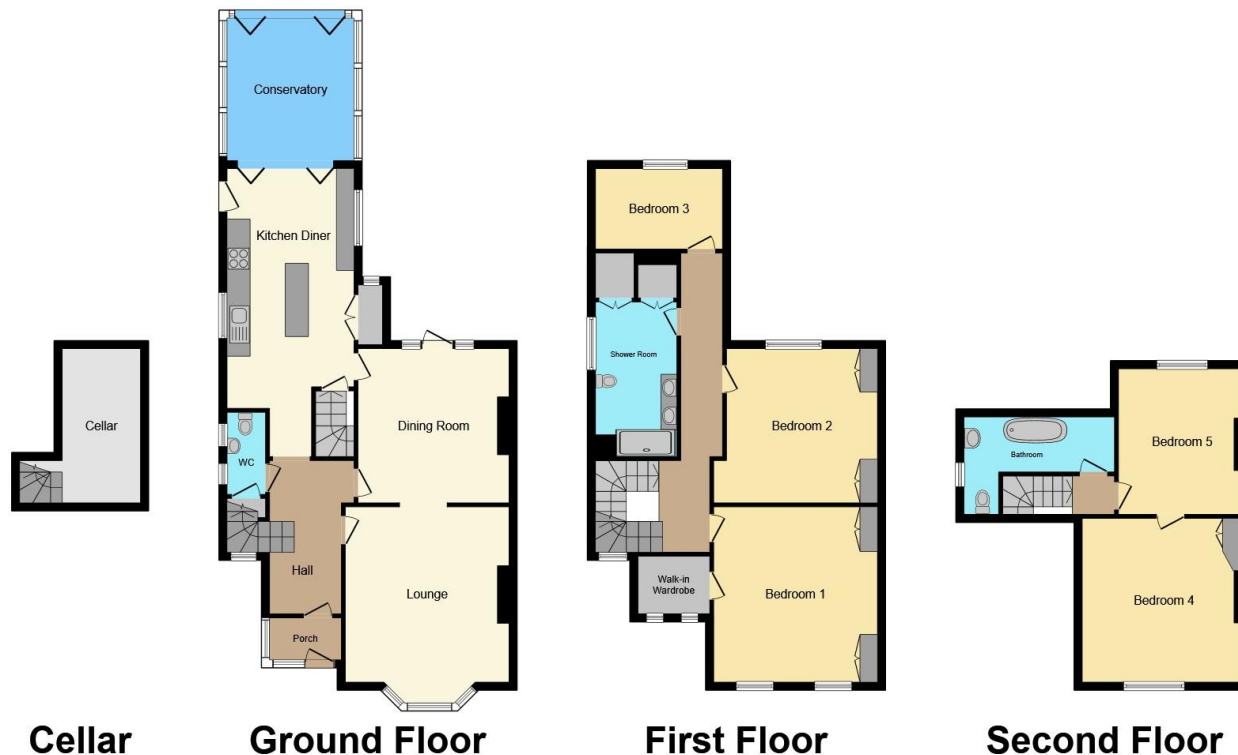
## Agents Note

Please note Bedroom Four is currently accessed via Bedroom Five and would need its own entrance to be classed as a Bedroom.









Total floor area 210.4 m<sup>2</sup> (2,264 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: E Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335318](http://connells.co.uk/Property/WVH335318)**



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