



Bartlams.

96 Woodthorne Road South, Tettenhall - WV6 8SW

Offers in Region of £585,000



96 Woodthorne Road South

Tettenhall, Wolverhampton

Occupying a hugely popular position on Woodthorne Road South, this substantial and versatile family home offers an excellent combination of spacious accommodation, generous gardens and convenient access to a fantastic range of local amenities. The property is within easy reach of sought-after schools, shops and everyday facilities, while Tettenhall Village is also within walking distance. Scenic countryside and attractive walking routes are close by, making this an appealing location for families.

Approached via a good-sized driveway providing ample off-road parking for multiple vehicles, the property also benefits from attractive garden areas to both the front and rear. A welcoming porch leads into the entrance hall, with stairs rising to the first floor and doors leading to the principal ground floor accommodation.

The living room is positioned to the front of the property and features a bay window and gas feature fireplace. The room opens through into a separate dining area, which in turn has sliding doors leading into the impressive conservatory. This excellent additional reception space enjoys plenty of natural light through its extensive windows and provides lovely views over the rear garden.



B.

96 Woodthorne Road South

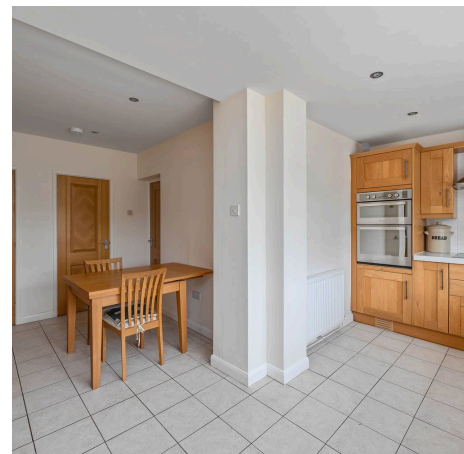
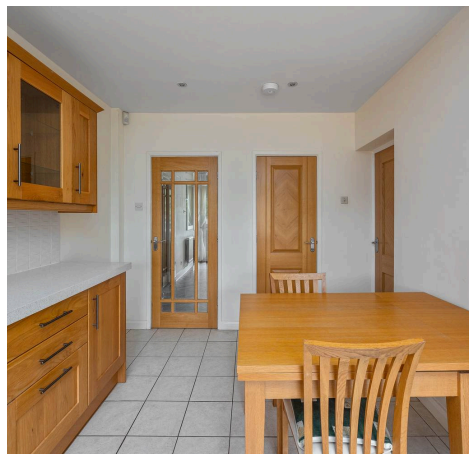
Tettenhall, Wolverhampton

The breakfast kitchen is well equipped and offers an excellent amount of worktop and storage space, together with room for a dining table and chairs. A large window overlooks the rear garden, while integrated appliances include a fridge, freezer and dishwasher.

A particularly useful feature of the home is the converted garage, which now provides a versatile sitting room or additional bedroom, making it ideal for older children, extended family or guests. A shower room is located directly off this room and also benefits from a door leading into the breakfast kitchen.

To the first floor are four bedrooms, comprising three good-sized double bedrooms and a single bedroom, which would also make an ideal home office or study. The front-facing double bedroom benefits from fitted wardrobes, while the rear double bedroom has an extensive run of fitted wardrobes spanning the entire wall. The fourth bedroom, positioned above the former garage, also benefits from a useful store room to the rear housing the boiler.

The family bathroom is well appointed and features a stylish double-ended oval bathtub, separate shower cubicle, WC and wash hand basin.



B.



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Outside, the rear garden is a particular highlight. A large patio provides an excellent space for outdoor dining and entertaining, with access leading around to the front of the property. Beyond this is a long, well-maintained lawn bordered by mature planting, together with a useful summer house and a further garden area to the rear. The garden is exceptionally private and provides an attractive setting for family life.

Offered to the market with **no upward chain**, this is an excellent opportunity to acquire a spacious and versatile family home in one of the area's most sought-after locations, with generous accommodation, ample parking, superb gardens and Tettenhall Village within walking distance.

- Highly sought-after Woodthorne Road South location
- Walking distance to Tettenhall Village
- Four bedrooms - three doubles and one single
- Versatile converted garage with sitting room/bedroom and shower room
- Spacious living room, dining room and large conservatory
- Breakfast kitchen with excellent storage and integrated appliances
- Private, mature rear garden with summer house
- Ample off-road parking for multiple vehicles & no upward chain



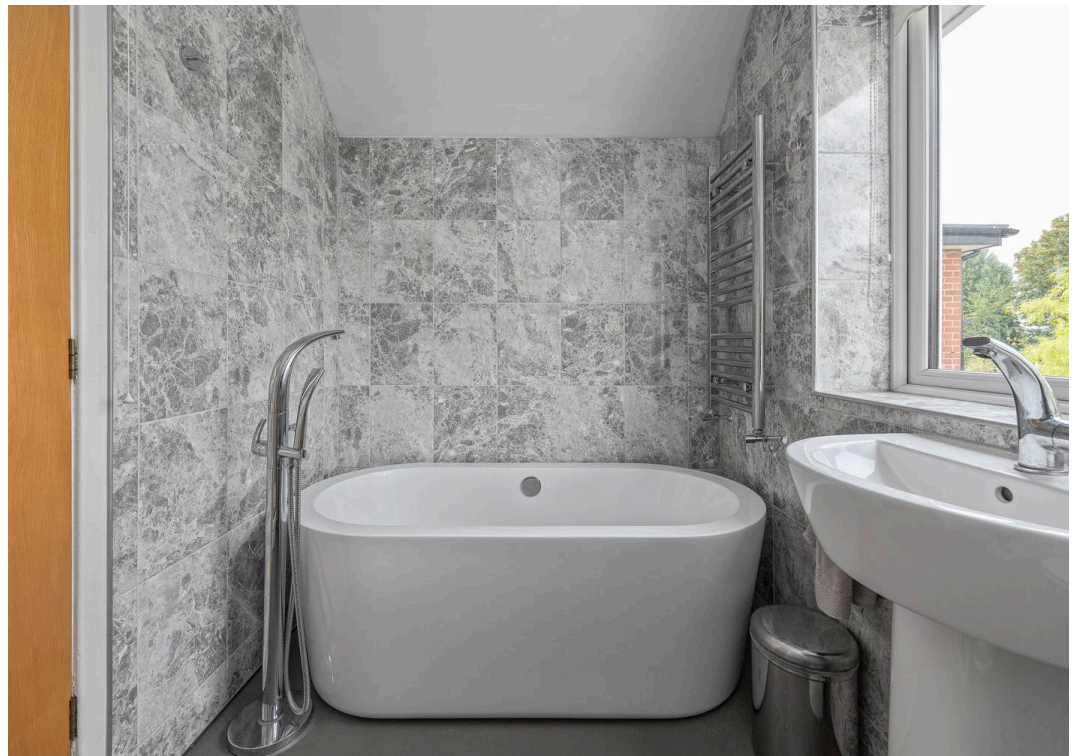
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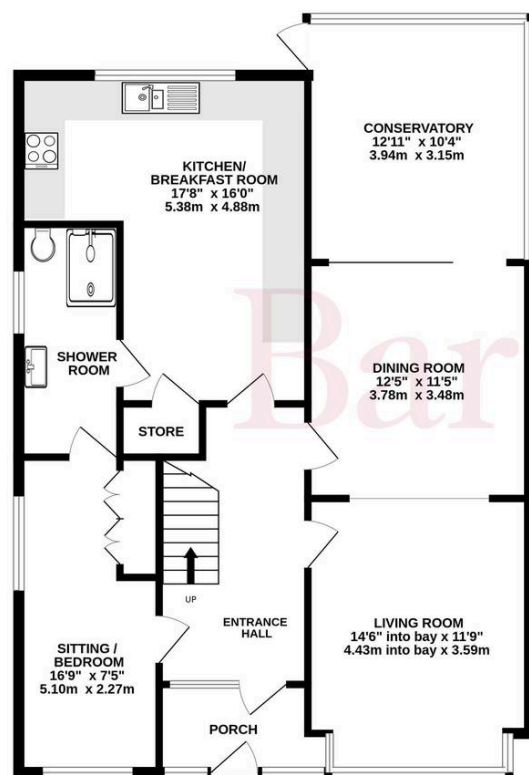




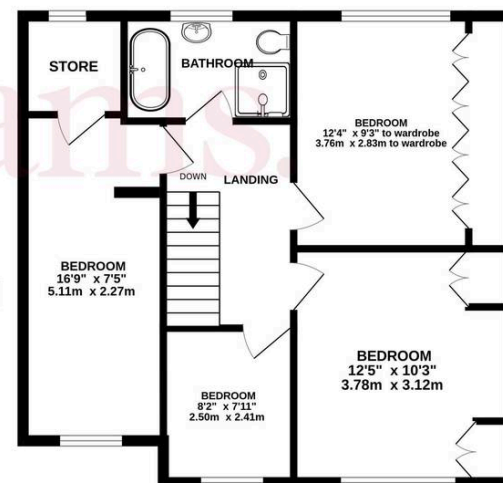




GROUND FLOOR



1ST FLOOR



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Bartlams Tettenhall

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