

# Rees Page



## 6 Cranmore Road, Off Tettenhall Road, Wolverhampton, WV3 9NL

Presenting a period terraced home within this popular location to the west of the city centre and thus convenient for many local amenities and the wider benefits of inner city living.

This charming home has been within the same family for many years and would now benefit from a scheme of remodernisation.

In brief the property comprises of two reception rooms, kitchen, bathroom to ground floor, and a cellar. Two bedrooms to the second floor and a third-floor attic bedroom.

There are many original features, including some sash windows, a small front garden, plus rear garden with 'garage' and access from gated rear residents access road.

The property is offered with no upwards chain, and the clients welcome offers for consideration.

Offers Around

**£205,000**





### Entrance

Is made via steps to an open porch with part glazed door opening into

### Reception Hall

With ceiling lights and doors into

### Sitting Room

14' 1" into bay x 9' 0" max (4.29m x 2.74m)

Having a front bay window, window seat, gas fire, ceiling light point and picture rail.



### Lounge

13' 2" x 12' 3" max (4.01m x 3.73m)

Having a rear window, ceiling light, gas fire and surround, picture rail, TV point, door to cellar and a door to kitchen.

### Kitchen

15' 9" max x 7' 2" (4.80m x 2.18m) Having a range of fitted wall and base cupboards, work surface, sink and drainer, freestanding gas cooker, door and window to rear garden, plumbing for a washing machine and a door into



### Bathroom

With a panel bath, pedestal wash basin, WC, ceiling light and double glazed windows to the rear and side, plus built in airing cupboard.

### Cellar

14' 2" max x 12' 6" max (4.32m x 3.81m)

Accessed from the lounge and having a light point, shoe rack, stairs down and further door opening into the cellar area - a useful space, with strip light, meters and fuse board, power point and access hatch into smaller raised rear 'cellar' area.

**Stairs** rise from the hallway to a first floor

### Landing

With wall light and doors into





### Bedroom One

14' 5" max into bay x 12' 4" max (4.39m x 3.76m)  
Having a front window, ceiling light, walk in cupboard and wall light.

### Bedroom Two

11' 10" max x 11' 0" (3.61m x 3.35m)  
Having a rear window and ceiling light.

**Stairs** rise from the first floor landing to

### Attic - Bedroom Three

14' 9" x 12' 4" max (4.50m x 3.76m)  
Having a rear Velux style window, sloping ceilings, wall light and built in wardrobe.

### OUTSIDE

To the rear is a side walkway to a small rear garden, mostly paved and giving access to an old corrugated sheet construction garage, plus rear gate leading to residents private access road (gated).

To the fore is a small walled garden.  
Parking is on street.

### Location

The property is conveniently situated just outside the city centre, within a cul-de-sac off the A41 Tettenhall Road. For SATNAV please use the postcode WV3 9NL.

### NB

The property is offered with no upwards chain.  
Fixtures & fittings such as curtains, carpets, light fittings etc. will remain in situ as seen.  
Any remaining contents are potentially negotiable or will be removed prior to completion.  
Offers are invited for consideration.  
Viewing is strictly by prior appointment via the agent.

**Title:** Freehold

**Council Tax:** Wolverhampton Band B

**Energy Performance Rating:** F



**Total Floor Area = 90 square metres**



6 Cranmore Road, Tettenhall, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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