



LAUDERDALE GARDENS, WOLVERHAMPTON

LAUDERDALE GARDENS, WOLVERHAMPTON, WV10 8AY

FOR SALE
£220,000



Ground Floor

Entrance Hallway

Enter the property via a uPVC/partly glazed front door and having a ceiling light point, a central heating radiator, laminate flooring, a carpeted, spindle stairway leading to the first floor and doors opening to the lounge and an under-stairway storage cupboard.

Lounge

18' 9" x 12' 1" (5.71m x 3.68m)

Having a uPVC/double glazed bow window to the front aspect, a ceiling light point, a central heating radiator, a gas fire with a fireplace surround, laminate flooring and an opening to the dining room.

Dining Room

10' 3" x 8' 7" (3.12m x 2.61m)

Having uPVC/double glazed French doors to the rear aspect opening to the garden, a ceiling light point, laminate flooring and an opening to the kitchen.

Kitchen

10' 4" x 8' 7" (3.15m x 2.61m)

Being fitted with a range of handle-less wall, base and drawer units with wood effect, laminate work surface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, tiled splashbacks, a stainless steel sink with a drainer unit, a Belling, double oven integrated in a tall cabinet, a four-burner gas hob with a stainless steel/glass chimney style extraction unit over, plumbing for a washing machine, space for an upright fridge/freezer, laminate flooring and a door opening to the side lobby.

Side Lobby

8' 4" x 3' 8" (2.54m x 1.12m)

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, the central heating boiler, tiled flooring, a door opening to the guest WC and a uPVC/double glazed door to the side aspect opening to the rear garden.

Guest WC

4' 1" x 2' 10" (1.24m x 0.86m)

Having a window to the side aspect, a WC and tiled flooring.

First Floor

Landing

Having a uPVC/double glazed window to the side aspect, a ceiling light point, carpeted flooring, access to the loft space and doors opening to the three bedrooms and the family bathroom.

Bedroom One

12' 1" x 10' 5" (3.68m x 3.17m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and built-in wardrobes with sliding doors.

Bedroom Two

13' 5" x 8' 6" (4.09m x 2.59m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Bedroom Three

9' 1" max x 8' 6" (2.77m max x 2.59m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and a built-in wardrobe.

Family Bathroom

Having an obscure uPVC/double glazed window to the rear aspect, ceiling spotlights, a chrome-finished central heating towel rail, a WC, a wash hand basin with a waterfall mixer tap fitted and under-sink storage, uPVC wall cladding, laminate flooring and a bath with a waterfall mixer tap fitted, an electric shower over and a glass shower screen installed.

Outside

Front

Having a large, block-paved driveway suitable for parking multiple vehicles, low-level, wooden fencing, a lawn, a storm porch over the front entrance and access to the rear of the property via a wooden side gate.

Rear

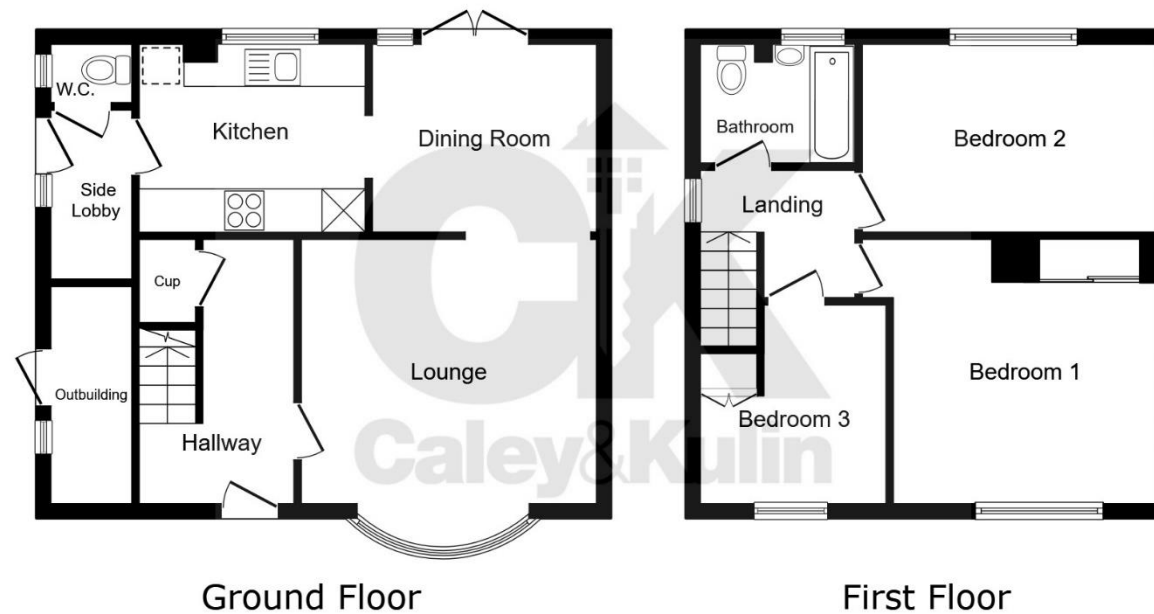
A large garden which has a lawn retained by a low-level brick wall, a patio area, a brick-built outbuilding, courtesy lighting, a cold-water tap, various plants, shrubs and bushes and access to the front of the property via a wooden side gate.







* A beautifully presented and spacious, three-bedroom family home *



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Council Tax Band: A

EPC Rating: Awaiting EPC

Tenure: Freehold

Version: CK2087/001



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