

LEASEHOLD



House - Semi-Detached

1 PINFOLD GARDENS, WOLVERHAMPTON, WV11 1TQ

Offers in excess of

£170,000

FEATURES

- Probate Granted
- Leasehold approx 40 years remaining
- Semi-Detached House
- Garden
- Chainfree
- Cash only
- Renovation Investment
- Driveway/Seperate Garage



THE
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AGENT**
PROPERTY SALES & MANAGEMENT

3 Bedroom House - Semi-Detached located in Wolverhampton

Welcome to Pinfold Gardens, Wolverhampton - a charming location that could be the perfect setting for your new home! This delightful semi-detached house boasts 3 bedrooms, offering ample space for a growing family or those who enjoy having guests over.

Situated in a peaceful neighbourhood, this property comes with the added convenience of parking space for 2 vehicles, ensuring you never have to worry about finding a spot after a long day.

The best part? This property is chain-free, and probate granted, making the buying process smoother and quicker for you. With a renovation project on the horizon, you have the exciting opportunity to put your personal touch on this home and truly make it your own.

Although the property is leasehold with approximately 40 years remaining, the potential it holds is truly worth considering. Imagine the possibilities that await with a bit of creativity and vision!

Don't miss out on the chance to create your dream home in this lovely neighbourhood. Contact us today to arrange a viewing and take the first step towards making Pinfold Gardens your new address.

Call us on

020 3859 5311

info@theestatesagent.co.uk

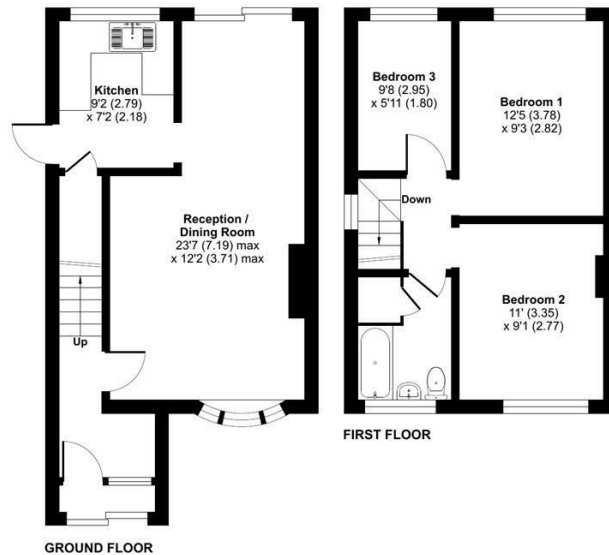
Council Tax Band

C

Pinfold Gardens, Wolverhampton, WV11

Approximate Area = 771 sq ft / 71.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		22	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for The Estates Agent (TEA). REF: 1116302