



8 BUTTERMERE CLOSE WOLVERHAMPTON, WV6 9DN

OFFERS IN THE REGION OF £263,500
FREEHOLD

Spacious three bedroom semi-detached family home having been significantly improved by the current owners located in a popular cul-de-sac. Local amenities including schools, shops and access to public transport are all in close proximity and the property stands behind a driveway providing off road parking with accommodation comprising entrance hall, separate living & dining rooms, extended kitchen, three bedrooms, family bathroom, useful garage and a pleasant garden to the rear.



8 BUTTERMERE CLOSE

• Three Bedrooms Semi-Detached

Home • Improved By The Current

Owners • Situated In A Sought After Cul-De-

Sac • Separate Living & Dining

Rooms • Extended Kitchen • Pleasant Rear

Garden • Garage To Side • Driveway Providing

Off Road Parking



ENTRANCE HALL

Radiator, useful cloaks cupboard and a staircase to the first floor landing.

LIVING ROOM

13'7" max x 11'11"

Double glazed window to the bay to the front, radiator and feature fireplace with electric fire.

DINING ROOM

11'10" x 10'11"

Double glazed windows to the rear, double glazed double doors to the rear and radiator.

KITCHEN

13'10" x 9'8" max

Double glazed window to the rear, radiator, useful under stairs cupboard and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink with drainer unit. There is a built in electric oven with 4 ring electric hob, space for a fridge and plumbing for a washing machine. A part glazed door provides access to the rear.

FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors to:

BEDROOM ONE

12'0" x 10'11"

Double glazed window to the rear and radiator.

BEDROOM TWO

12'0" x 11'1"

Double glazed window to the front and radiator.

BEDROOM THREE

7'11" x 6'10"

Double glazed window to the front and radiator.

BATHROOM

Double glazed obscure window to the rear, airing cupboard housing combination boiler and suite comprising close coupled w.c, pedestal wash hand basin and P-shaped bath.

REAR GARDEN

To the rear of the property is a pleasant garden with a paved patio area and lawn beyond with a number of mature shrubs.

GARAGE

18'6" x 8'5"

Up and over door to the front, window to the rear and door to the rear garden.

COUNCIL TAX BAND

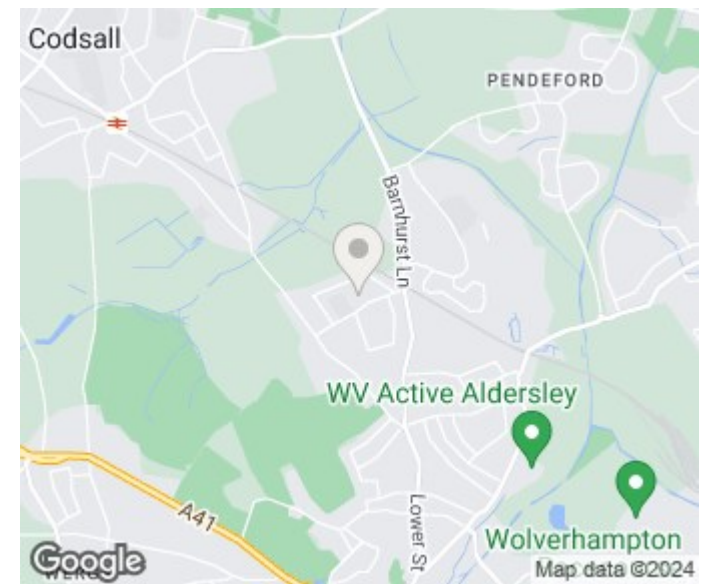
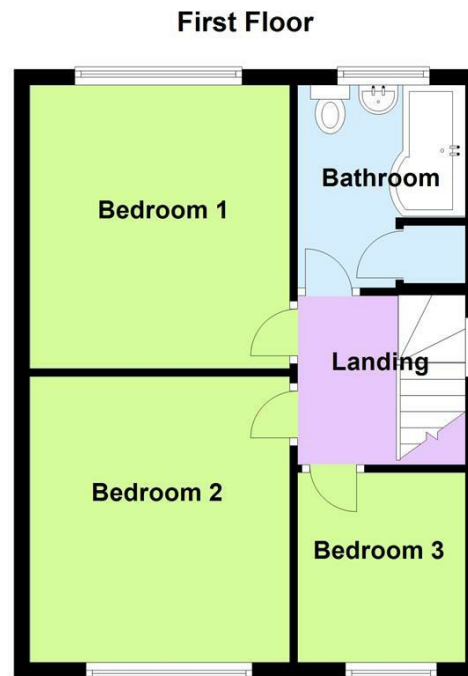
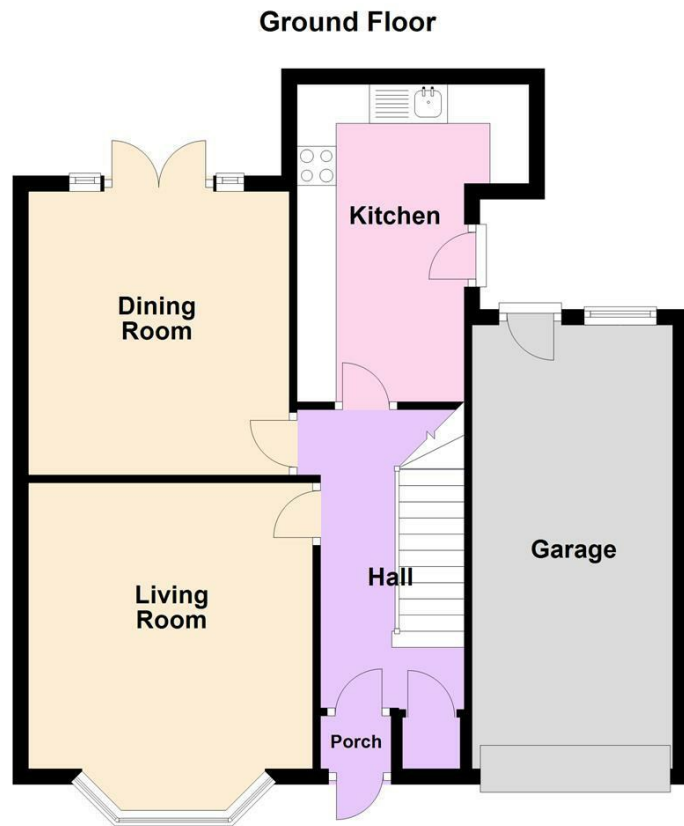
Wolverhampton City Council - Band C

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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/tenants are advised to recheck the measurements