



## 16 COMMERCIAL ROAD WOLVERHAMPTON, WV1 3RQ

OFFERS IN THE REGION OF £189,950  
FREEHOLD

Spacious THREE BEDROOM end terrace home situated in a popular location within easy reach of Wolverhampton City Centre. The property is conveniently located for the Metro Line and has been thoughtfully improved by the current owner with well proportioned accommodation throughout comprising entrance porch, hallway, living room, kitchen/dining room, re-fitted ground floor bathroom, three double bedrooms and a pleasant split-level garden to rear. Driveway to the front provides off road parking.



# 16 COMMERCIAL ROAD

- EXTREMELY POPULAR LOCATION • CLOSE TO WOLVERHAMPTON CITY CENTRE • THREE DOUBLE BEDROOMS • GROUND FLOOR BATHROOM • SPACIOUS LIVING ACCOMMODATION • DRIVEWAY PROVIDING OFF ROAD PARKING • THOUGHTFULLY IMPROVED BY CURRENT OWNER • SPLIT LEVEL REAR GARDEN

## APPROACH

The property is approached via a driveway providing off road parking for one vehicle with an adjacent lawned foregarden. A side gate provides access to the rear garden.

## ENTRANCE PORCH

Double glazed leaded windows to the front and side, tiled floor and door to the hallway.

## HALLWAY

Radiator, double glazed leaded window to the side, under stairs cupboard, further storage cupboard housing the combination boiler and stairs to the first floor landing.

## LIVING ROOM

14'8" x 12'0"

Double glazed leaded bow window to the front and radiator.

## DINING KITCHEN

14'6" x 8'7"

Double glazed leaded window to the rear, radiator, tiled floor, part tiled walls and range of fitted wall, drawer and base units with roll

edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven, 4 ring gas hob and space for multiple household appliances including fridge freezer, dryer and plumbing for a washing machine.

## RE-FITTED BATHROOM

Double glazed obscure window to the side, radiator, tiled floor, part tiled walls and contemporary suite comprising close coupled w.c, wash hand basin with vanity units beneath and paneled bath with shower above.

## FIRST FLOOR LANDING

The current owner has made external alterations with a view to creating a first floor w.c which provides potential for any prospective buyer to create if desired, subject to usual building and planning consents.

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



## BEDROOM ONE

14'8" x 10'2"

Double glazed leaded window to the front and radiator.

## BEDROOM TWO

10'8" x 9'6"

Double glazed leaded window to the rear and radiator.

## BEDROOM THREE

10'9" x 7'3"

Double glazed obscure window to the rear and radiator.

## REAR GARDEN

The split level rear garden has been thoughtfully improved by the current owner which has a covered seating area and brick built barbecue with steps leading to a paved pathway with adjacent lawns. A side gate provides access to the front.

## OUTDOOR STORAGE ROOMS

Three brick built storage rooms all with power points and lighting.

## COUNCIL TAX

Wolverhampton City Council - Tax Band A

## TENURE Freehold

The property is Freehold.

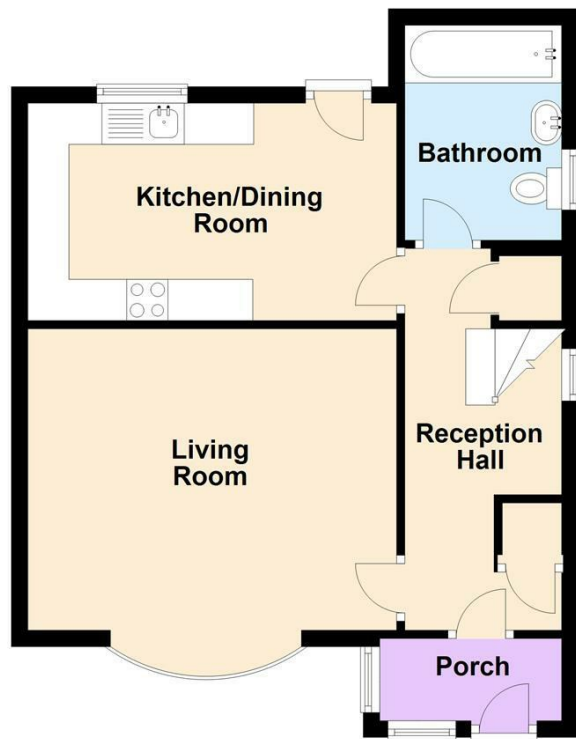
## SERVICES

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

## 16 COMMERCIAL ROAD



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
	74	88



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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