



98 SWAN BANK
WOLVERHAMPTON, WV4 5PZ

OFFERS IN THE REGION OF £250,000
FREEHOLD

Detached home in a much sought after location, convenient for nearby Penn Common and highly regarded St. Bartholomew's Primary School. Requiring general updating, the property is available with NO ONWARD CHAIN and comprises reception hall, separate living and dining rooms, conservatory, kitchen, utility, ground floor w.c, three generous bedrooms and bathroom. There is a garage with inspection pit, private mature rear garden and a workshop to the rear.



98 SWAN BANK

- NO CHAIN • SOUGHT AFTER
- LOCATION • PENN COMMON
- NEARBY • REQUIRES GENERAL
- UPDATING • THREE BEDROOMS • TWO
- LIVING ROOMS • PLEASANT REAR
- GARDEN • CONSERVATORY



APPROACH

The property is approached via a shared access driveway leading to the garage. A side gate provides access to the rear garden.

ENTRANCE PORCH

RECEPTION HALL

Radiator, staircase to the first floor landing, useful under stairs cupboard.

LIVING ROOM

Double-glazed bay window to the front, radiator.

DINING ROOM

Sliding patio door to the conservatory, radiator.

CONSERVATORY

Tiled floor, sliding patio door to the rear.

KITCHEN

Bay window to the side, tiled floor, radiator, range of fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit. Doorway to the utility room.

UTILITY

Window to the side, tiled floor, doorway to the side and a range of fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit. Doorway to the guest w.c.

GROUND FLOOR W.C.

Obscure window to the side, low-level w.c.

FIRST FLOOR LANDING

Loft access hatch with drop down ladder to a boarded loft.

BEDROOM ONE

Window to the rear, radiator, fitted wardrobes.

BEDROOM TWO

Window to the front, radiator, fitted wardrobes.

BEDROOM THREE

Window to the front, radiator.

BATHROOM

Obscure window to the rear, tiled walls, radiator and white suite comprising low-level w.c, pedestal wash hand basin and panelled bath.

GARAGE

Doorway to the front, inspection pit.

REAR GARDEN

To the rear of the property is an attractive mature rear garden with paved patio area and lawned garden beyond. To the rear of the garden is a workshop.

TENURE

The property is freehold

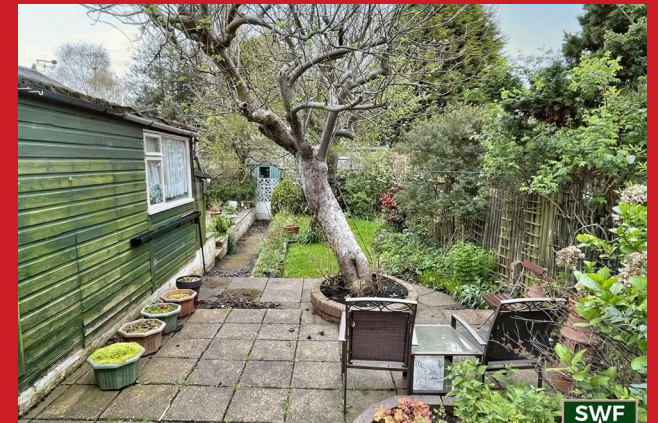
SERVICES

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

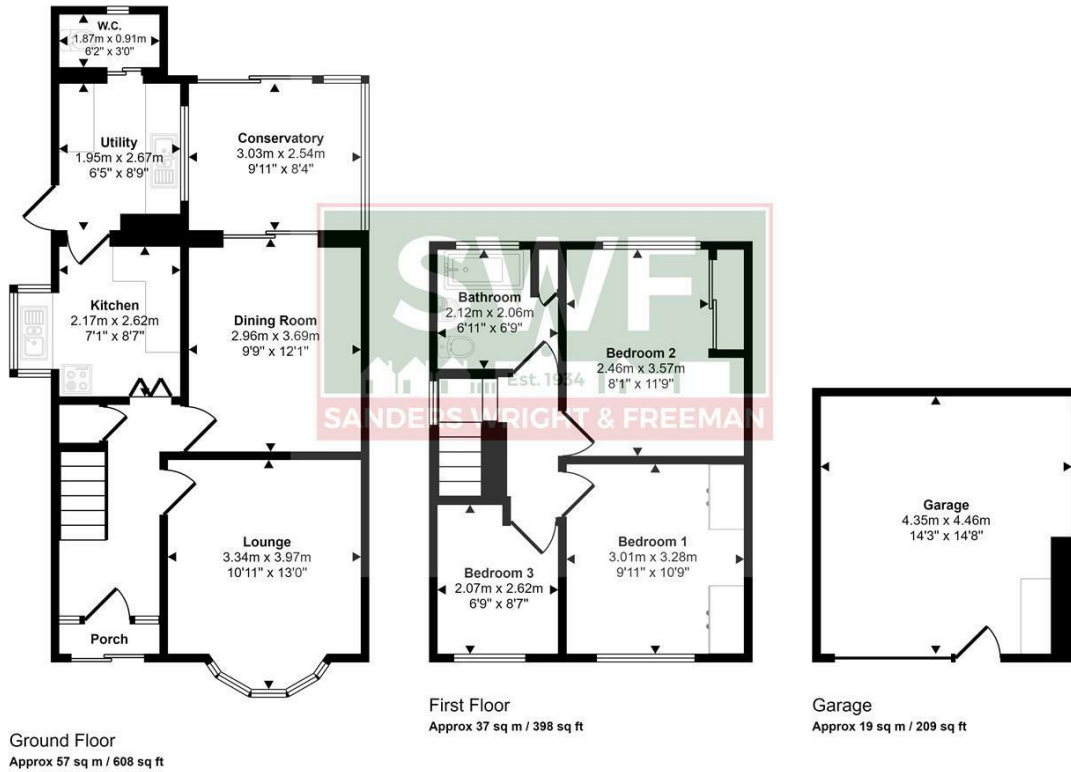
COUNCIL TAX

Wolverhampton City Council - Tax Band C

98 SWAN BANK



Approx Gross Internal Area
113 sq m / 1216 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		52	
(39-54) E			
(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