



**19 LINTON ROAD**  
**WOLVERHAMPTON, WV4 4DS**

**OFFERS IN THE REGION OF £295,000**  
**FREEHOLD**

Traditional three bedroom semi-detached home situated in an established and much sought after location within easy reach of a full range of amenities including primary and secondary schools, shops, public transport and Windsor recreational fields. Well presented throughout the property offers spacious accommodation comprising entrance hall, through living/dining room, dining kitchen, conservatory, three double bedrooms, re-fitted shower room, ground floor w.c and a garage with a driveway to the front providing off road parking. Internal inspection is highly recommended.



## 19 LINTON ROAD

- Sought After Location
- Close Proximity To A Range Of Amenities
- Excellent Links To Wolverhampton City Centre
- Three Double Bedrooms
- Re-Fitted Shower Room
- Conservatory
- Large Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Through Living/Dining Room
- Electric Vehicle Charging Point



### APPROACH

The property is approached via a block paved driveway providing off road parking for several vehicles with an electric vehicle charging point.

### ENTRANCE HALL

Radiator, staircase to the first floor and doors to the ground floor w.c, living room and dining kitchen.

### THROUGH LIVING/DINING ROOM

24'2" max x 12'0" max

Double glazed bay window to the front, two radiators and a feature fireplace with wood burning stove. Double glazed sliding patio doors provide access to the conservatory.

### DINING KITCHEN

17'9" x 11'1" max

Two double glazed windows to the rear, vertical radiator, ceiling down lighters and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a sink and drainer unit with

mixer tap. There is space for a cooking range, fridge freezer and plumbing for both a washing machine and dishwasher. Doors provide access to the garage and rear garden.

### CONSERVATORY

11'2" x 9'3"

Double glazed to the side and rear, double glazed double doors to the rear garden.

### GROUND FLOOR W.C

Radiator, low level w.c and wash hand basin.

### FIRST FLOOR LANDING

Double glazed window to the front, loft access hatch, built in storage cupboards and doors to:

### BEDROOM ONE

12'9" x 11'0"

Double glazed window to the rear and radiator.

### BEDROOM TWO

11'10" x 11'2"

Double glazed window to the front and

radiator.

### **BEDROOM THREE**

9'10" max x 9'0"

Double glazed window to the front and radiator.

### **RE-FITTED SHOWER ROOM**

Double glazed obscure window to the side, ceiling down lighters, tiled floor, part tiled walls and contemporary suite comprising close coupled w.c, wash hand basin with splash back tiling and corner shower enclosure.

### **REAR GARDEN**

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

### **GARAGE**

17'7" x 9'3"

Up and over door to the front, power points, lighting and space for various household appliances.

### **COUNCIL TAX**

Wolverhampton City Council - Tax Band C

### **TENURE Freehold**

The property is freehold.

### **SERVICES**

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

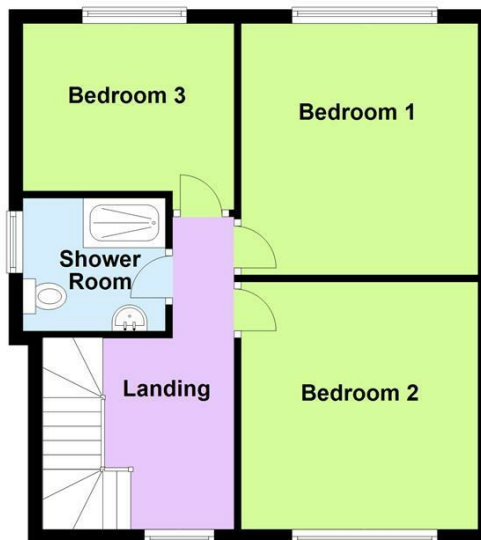
## **19 LINTON ROAD**



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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