



27 WYCHALL DRIVE
WOLVERHAMPTON, WV10 8UU

OFFERS IN THE REGION OF £299,950
FREEHOLD

Impressive semi-detached home occupying a wonderful corner plot with generous space to the side, ideal for additional parking, caravan storage, or future extension of the house, subject to relevant building and planning consent. Situated in a pleasant cul-de-sac location convenient for access to the city centre and M54 motorway, the beautifully presented accommodation includes a through living room, dining kitchen, conservatory, three good size bedrooms and bathroom. To the rear is a beautifully kept garden with timber framed garden room.



27 WYCHALL DRIVE

- 360 VIRTUAL TOUR • LARGE CORNER PLOT • DINING KITCHEN • CONSERVATORY • BEAUTIFULLY PRESENTED THROUGHOUT • GENEROUS GARDEN WITH GARDEN ROOM • POTENTIAL FOR EXTENSION TO SIDE • CONVENIENT FOR M54 ACCESS • CUL-DE SAC

LOCATION



APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarded.

ENTRANCE HALL

Door to living room

LIVING ROOM

Double-glazed window to the front, radiator, doors to the kitchen and conservatory.

CONSERVATORY

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

DINING KITCHEN

Double-glazed window to the rear, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit.

Integral appliances include a fridge, freezer, microwave, dishwasher, double oven and 4 ring hob.

FIRST FLOOR LANDING

Loft access hatch, store cupboard and doors to:

BEDROOM ONE

Double-glazed window to the front, radiator and fitted wardrobes.

BEDROOM TWO

Double-glazed window to the rear, radiator and fitted wardrobes.

BEDROOM THREE

Double-glazed window to the front, radiator.

BATHROOM

Double-glazed obscure window to the rear, tiled floor, tiled walls, towel radiator and suite comprising panelled bath, low-level w.c. and sink with vanity cupboard beneath.

REAR GARDEN

A particular feature of the property is the beautifully maintained garden which has a timber framed garden room and an extensive patio area to the side, ideal for additional parking, caravan storage, or future extension of the house, subject to relevant building and planning consent.

TENURE

The property is feehold

SERVICES

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

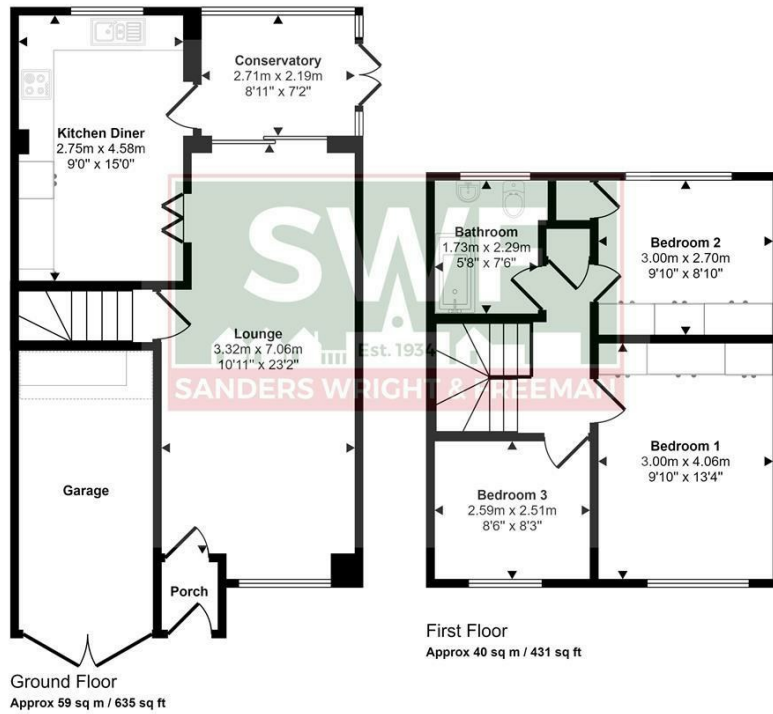
COUNCIL TAX

Wolverhampton City Council - Tax Band B

27 WYCHALL DRIVE



Approx Gross Internal Area
99 sq m / 1066 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			78
(55-68) D		64	
(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