



**30 NAPIER ROAD, BLAKENHALL**  
**WOLVERHAMPTON, WV2 3DU**

**OFFERS IN THE REGION OF £160,000**  
**FREEHOLD**

NO CHAIN - Impressive two double bedroom terraced house situated in a popular location near to local shops and excellent transport links into the city centre. Beautifully presented throughout the property includes a re-fitted kitchen, sitting room, living room, ground floor bathroom and two double bedrooms. Courtyard garden to the rear.



# 30 NAPIER ROAD

## SITTING ROOM

13'5" into bay x 12'1"

Double-glazed bay window to the front and radiator.

## LIVING ROOM

11'4" x 12'0"

Double-glazed window to the rear, radiator and doors to both the living room and staircase to the 1st floor landing.

## RE-FITTED KITCHEN

11'1" x 6'3"

Double-glazed window to the side, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap,

## GROUND FLOOR BATHROOM

Double-glazed window to the side, radiator, tiled walls and white suite comprising panelled bath, close-coupled w.c and pedestal wash hand basin.

## FIRST FLOOR LANDING

## BEDROOM ONE

12'2" x 11'5"

Double-glazed window to the front and radiator.

## BEDROOM TWO

12'0" x 11'4"

Double-glazed window to the rear and radiator.

## REAR GARDEN

To the rear of the property is a courtyard garden with shed, and gated access to a service alley.

## TENURE

The property is freehold.

## COUNCIL TAX

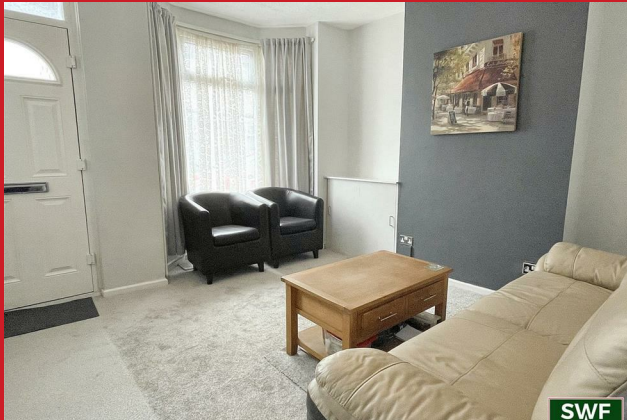
Wolverhampton City Council - Tax Band A

## SERVICES

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

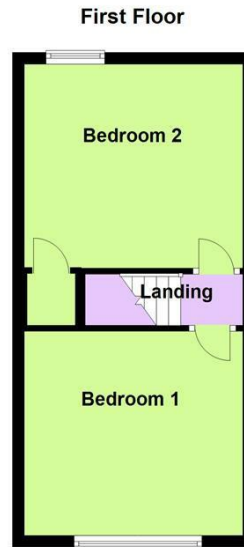
## PARKING

The agent understands that there is no allocated parking for the property.



# 30 NAPIER ROAD





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
		<b>82</b>
	<b>67</b>	



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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