



137 LINTHOUSE LANE
WOLVERHAMPTON, WV11 3TW

OFFERS IN THE REGION OF £230,000
FREEHOLD

Extended three bedroom semi-detached home in a highly sought after location, available with NO ONWARD CHAIN. Whilst the property requires a scheme of general internal refurbishment it offers tremendous potential to be a superb family home and features a large dining kitchen, spacious through living room, ground floor w.c, three generous bedrooms and family bathroom. Well located for road links and public transport to the city centre, as well as access to the motorway network.



137 LINTHOUSE LANE

- NO ONWARD CHAIN • EXTENDED DINING
- KITCHEN • LARGE THROUGH LIVING ROOM • THREE
- GENEROUS BEDROOMS • REQUIRES
- MODERNISATION • DRIVEWAY • GARAGE • POPULAR
- LOCATION



APPROACH

The property is approached via a driveway providing off road parking with access to the garage and a gated side passage.

ENTRANCE PORCH

HALLWAY

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

THROUGH LIVING ROOM

24'4" x 11'4"

Double-glazed windows to the front and rear, radiator.

EXTENDED DINING KITCHEN

14'8" max, 6'9" min x 13'10" max, 11'3" min

Double-glazed windows to the side and rear, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit. Doorway to the side lobby.

SIDE LOBBY

Doors to the garage, w.c. and garden.

W.C.

Low level w.c.

FIRST FLOOR LANDING

BEDROOM ONE

13'10" x 11'5"

Double-glazed window to the front and radiator.

BEDROOM TWO

11'5" x 10'11"

Double-glazed window to the rear and radiator.

BEDROOM THREE

8'11" x 7'0"

Double-glazed window to the front, radiator and storage cupboards.

BATHROOM

8'11" x 7'0"

Double-glazed obscure window to the rear, radiator and suite comprising close-coupled w.c, panelled bath, shower enclosure and pedestal wash hand basin.

REAR GARDEN

To the rear of the property is a paved patio area with lawned garden beyond.

GARAGE

18'0" x 8'0"

Double doors to the front and doorway to the lobby.

COUNCIL TAX

Wolverhampton City Council - Tax Band C

SERVICES

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

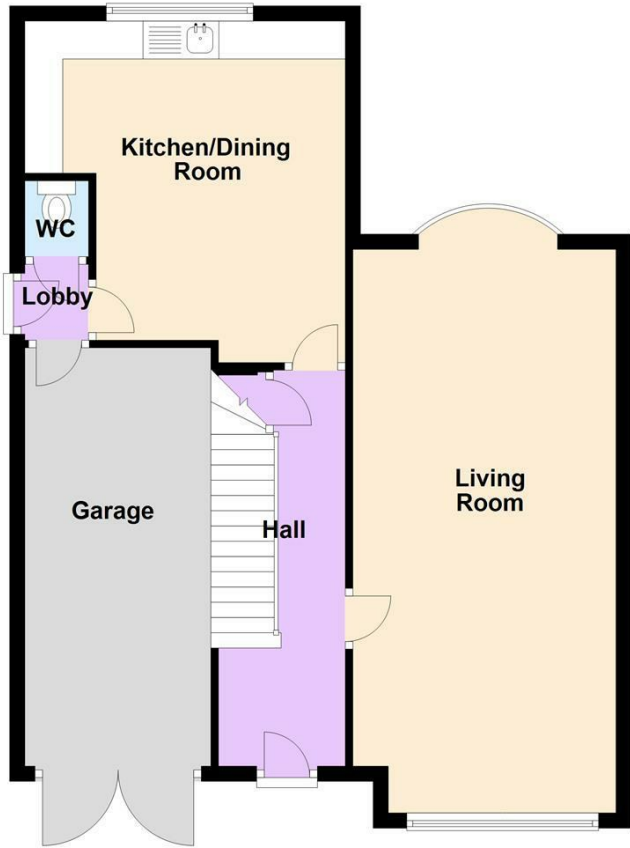
TENURE Freehold

The property is freehold.

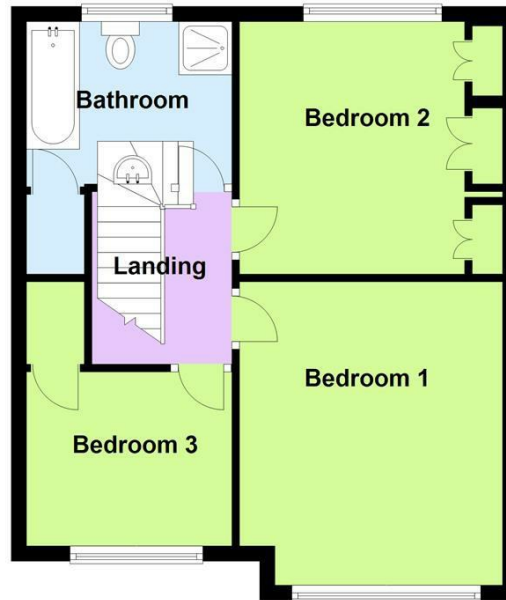
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Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | | EU Directive 2002/91/EC |
| | | |
| | | 84 |
| | 72 | |



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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