



## 48 WELLINGTON PLACE

WILLENHALL, WV13 3AB

OFFERS IN THE REGION OF £150,000  
**FREEHOLD**

NO CHAIN - Cash offers are sought for this two bedroom semi-detached bungalow requiring a scheme of modernisation. The property has a garage to the rear and internal accommodation comprising entrance hall, spacious living room, kitchen, two double bedrooms and bathroom. Lawned gardens to the front and rear.

Please note this property is unsuitable for Buy to Let mortgage lending.





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- NO CHAIN • REQUIRES MODERNISATION • GARAGE TO REAR • TWO BEDROOMS • LAWNED REAR GARDEN

## ENTRANCE HALL

## LIVING ROOM

16'0" x 11'11"

Double-glazed window to the front, radiator.

## KITCHEN

9'1" x 8'2"

Window to the front, doorway to the living room.

## BEDROOM ONE

12'10" x 10'0"

Window to the rear, radiator.

## BEDROOM TWO

10'2" x 9'9"

Window to the rear, radiator.

## BATHROOM

Window to the side, radiator, pedestal wash hand basin, low-level w.c. and bath.

## GARAGE

Accessed via Stonehouse Avenue to the rear and having a pedestrian door to the rear garden.

## REAR GARDEN

Lawned garden to the rear and access to the rear of the garage.

## COUNCIL TAX

Walsall Council - Tax Band B

## TENURE Freehold

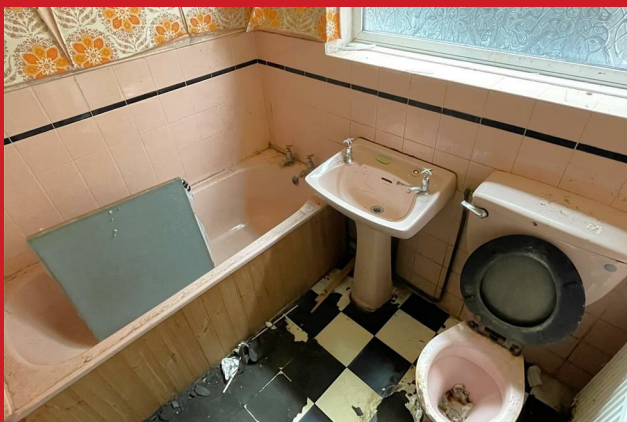
The property is freehold.

## SERVICES

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

## OTHER INFORMATION

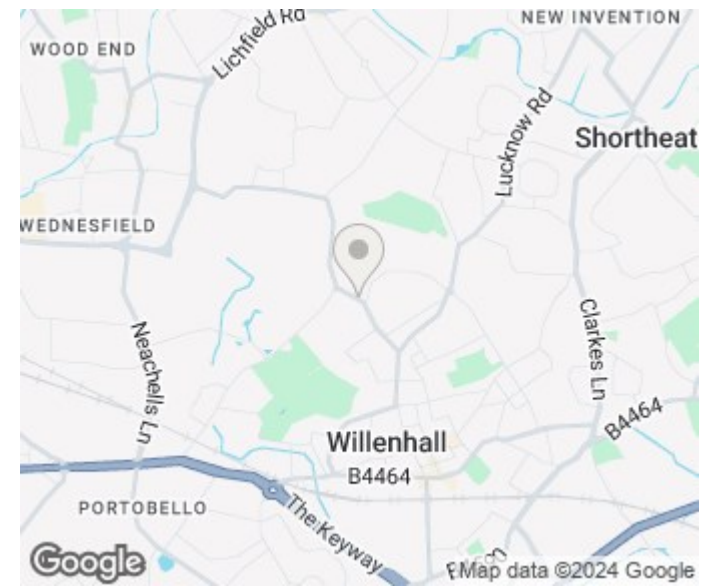
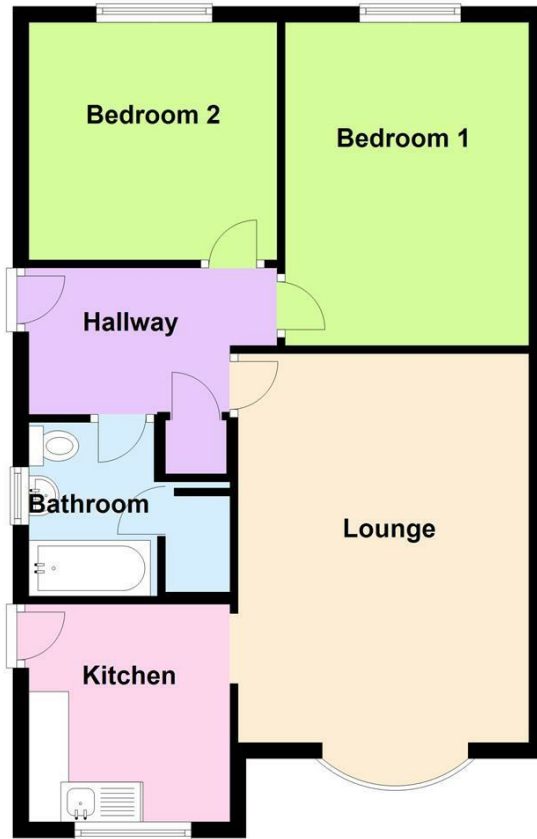
The agent understands that a grant of probate / letters of administration have been applied for but are currently outstanding.



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### Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales  
 13 Waterloo Road  
 Wolverhampton  
 West Midlands  
 WV1 4DJ

01902 575555  
 enquiries@swfestateagents.co.uk  
 www.swfestateagents.co.uk

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