



14 SUTHERLAND ROAD
WOLVERHAMPTON, WV4 5AR

OFFERS IN THE REGION OF £275,000
FREEHOLD

NO CHAIN - Three bedroom semi-detached home situated in an extremely popular location in close proximity to Wolverhampton City Centre. The property offers spacious accommodation throughout comprising entrance hall, separate living and sitting rooms, kitchen, three bedrooms, family bathroom, ground floor w.c and double length garage. Driveway to the front provides off road parking.



14 SUTHERLAND ROAD

- No Onward Chain • Three Bedroom Semi-Detached Home • Extremely Popular Location • Close To A Range Of Amenities • Off Road Parking • Separate Living & Sitting Rooms



APPROACH

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

ENTRANCE HALL

Radiator, under stairs cupboard, staircase to the first floor landing and doors to the living room, sitting room and kitchen.

LIVING ROOM

10'10" x 15'4" into bay

Double glazed windows to the rear, part glazed door opening out to the rear garden, radiator and feature fireplace.

SITTING ROOM

12'2" x 13'7" into bay

Double glazed bay window to the front, radiator and tiled fireplace.

KITCHEN

11'10" x 8'7"

Double glazed window to the rear, radiator, tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces

over incorporating a stainless steel sink and drainer unit. There is space for a cooker, integral fridge, plumbing for a dishwasher and a part glazed door to the garage.

GROUND FLOOR W.C

Low level w.c.

FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors radiating to:

BEDROOM ONE

12'2" into wardrobe x 14'3" into bay

Double glazed bay window to the front, radiator and a range of fitted wardrobes.

BEDROOM TWO

13'5" x 12'2"

Double glazed bay window to the rear and radiator.

BEDROOM THREE

8'7" x 7'4"

Double glazed window to the front and radiator.

BATHROOM

Double glazed obscure window to the rear, towel rail, tiled walls and suite comprising wash hand basin with vanity unit beneath, panelled bath and corner shower enclosure.

SEPARATE W.C

Double glazed obscure window to the side, tiled walls and low level w.c.

DOUBLE LENGTH GARAGE

7'4" x 32'9"

Up and over electric roller shutter door to the front, window to the rear, part glazed door to the rear and further space for various household appliances. Door to ground floor w.c.

REAR GARDEN

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

COUNCIL TAX

Wolverhampton City Council - Tax Band C

TENURE Freehold

The property is freehold.

SERVICES

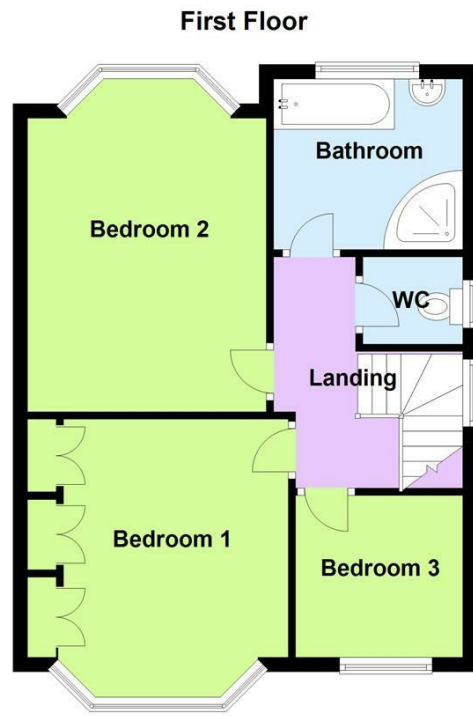
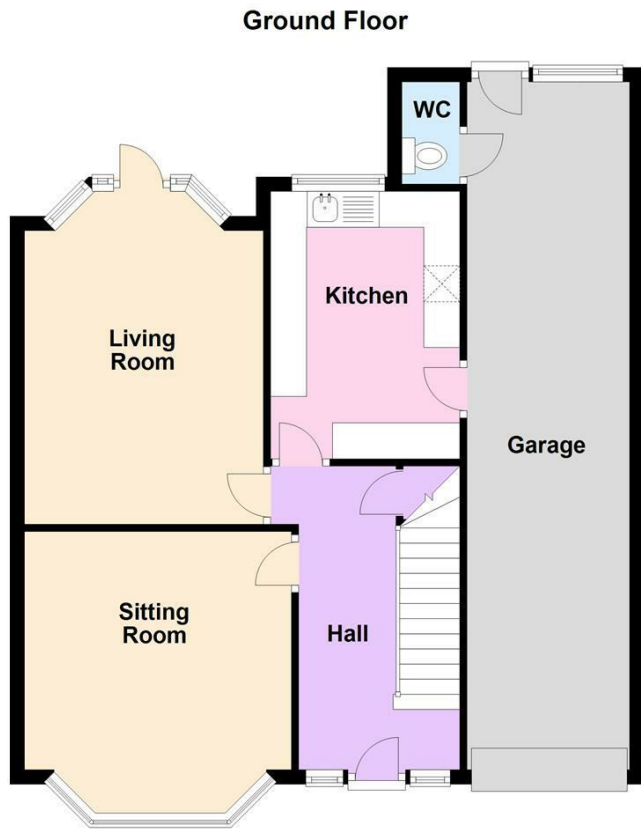
The agent understands that mains gas, electricity, water and drainage are available.

OTHER INFORMATION

Grant of probate is currently outstanding.

14 SUTHERLAND ROAD





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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