



111 HELMING DRIVE WOLVERHAMPTON, WV1 2AH

£220,000
FREEHOLD

Extremely well presented and extended 2/3 bedroom home situated on the desirable Danehurst Estate in close proximity to a range of local amenities including Bentley Bridge Retail Park, schools and excellent road network links to Wednesfield and Wolverhampton City Centre. The property has been significantly improved by the current owner and features versatile accommodation throughout comprising a spacious entrance hall, living room, dining room/bedroom three, re-fitted kitchen, two double bedrooms to first floor, re-fitted bathroom and a split level garden to the rear. A driveway to the front provides off road parking for several vehicles.



111 HELMING DRIVE

- Extremely Versatile Accommodation
- Extended & Significantly Improved By Current Owner
- Beautifully Presented Throughout
- Well Placed For Access To New Cross Hospital & Bentley Bridge Retail Park
- Driveway Providing Off Road Parking
- Ideal For First Time Buyers And Families
- Enclosed Split Level Garden To Rear
- Popular Location



Extremely well presented and extended 2/3 bedroom home situated on the desirable Danehurst Estate in close proximity to a range of local amenities including Bentley Bridge Retail Park, schools and excellent road network links to Wednesfield and Wolverhampton City Centre. The property has been significantly improved by the current owner and features versatile accommodation throughout comprising a spacious entrance hall, living room, dining room/bedroom three, re-fitted kitchen, two double bedrooms to first floor, re-fitted bathroom and a split level garden to the rear. A driveway to the front provides off road parking for several vehicles.

APPROACH

The property is approached via a gravel driveway providing off road parking for a number of vehicles.

ENTRANCE HALL

A particular feature of the property is the extended entrance hall. There is a skylight

window, radiator, ceiling down lighters, useful storage cupboard, doors to the living room, dining room/bedroom three and an opening to the kitchen.

LIVING ROOM

Double glazed windows to the front and side and a radiator.

DINING ROOM/BEDROOM THREE

Double glazed window to the side, radiator, ceiling down lighter, skylight window and door to the ground floor wet room.

RE-FITTED KITCHEN

Double glazed window to the rear, radiator, part tiled walls and a contemporary range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a 1¼ stainless steel sink and drainer unit with mixer tap, built in electric oven with 4 ring gas hob above, integral dishwasher and space for various household appliances including a fridge freezer.

GROUND FLOOR WET ROOM

Double glazed obscure window to the rear, towel rail, tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and an electric shower.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

Double glazed window to the front, radiator and loft access hatch with drop down ladders providing access to a useful boarded storage space with lighting.

BEDROOM TWO

Double glazed window to the rear, radiator and built in storage cupboard housing the combination boiler.

RE-FITTED BATHROOM

Double glazed obscure window to the rear, tiled floor, part tiled walls, towel rail and contemporary suite comprising close coupled w.c, wash hand basin with vanity unit beneath and panelled bath.

REAR GARDEN

To the rear of the property is a low maintenance split level garden which has a paved patio area with decking beyond and steps leading down to artificial turf providing a pleasant space ideal for seating and entertainment. There is external lighting, a cold water tap, power points and access to a useful utility store room with space for further household appliances including plumbing for a washing machine.

UTILITY STORE

To the rear of the property there is a useful store room with space for further household appliances including plumbing for a washing machine.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

SERVICES

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

TENURE Freehold

The property is freehold.

111 HELMING DRIVE





111 HELMING DRIVE

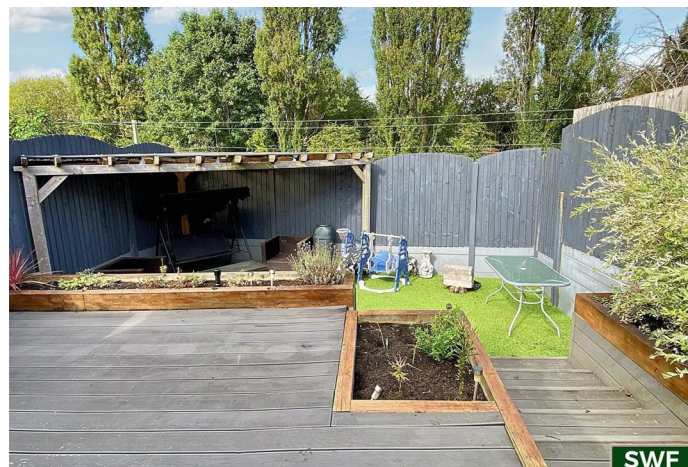
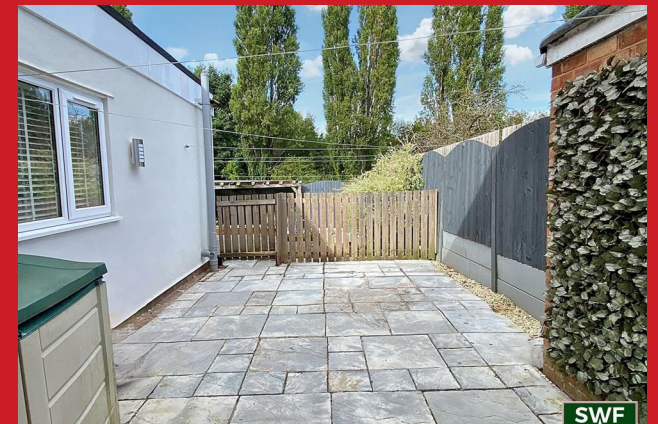
ADDITIONAL INFORMATION

Local Authority – Wolverhampton City

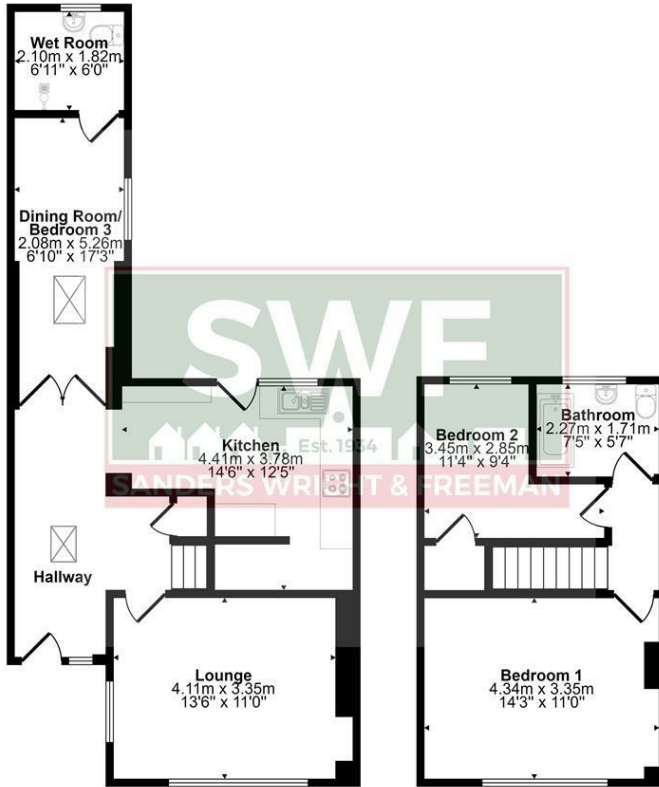
Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold



Approx Gross Internal Area
89 sq m / 955 sq ft



Ground Floor
Approx 87 sq m / 935 sq ft

First Floor
Approx 32 sq m / 347 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			85
(69-80) C		68	
(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	



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

01902575555
enquiries@swfestateagents.co.uk
<https://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