



111 PINFOLD LANE WOLVERHAMPTON, WV4 4EN

£320,000
FREEHOLD

NO CHAIN - Extended semi-detached family home situated in an extremely popular location in close proximity to Wolverhampton City Centre and Wombourne Village. Well served by amenities including schools, shops and public transport, the property features spacious accommodation throughout comprising porch, entrance hall, separate living & dining rooms, extended kitchen, four bedrooms, shower room, separate w.c, rear garden and garage. A driveway to the front provides off road parking.



111 PINFOLD LANE

- Extended Four Bedroom Home
- Separate Living & Dining Rooms
- Sought After Location
- No Onward Chain
- Extended Kitchen
- Enclosed Rear Garden
- Garage
- Off Road Parking



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APPROACH

The property is approached via a shared driveway providing off road parking for 1 vehicle.

ENTRANCE PORCH

Door to the hallway.

HALLWAY

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

LIVING ROOM

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

DINING ROOM

Radiator and sliding doors to the kitchen.

EXTENDED KITCHEN

Double glazed window to the rear, double glazed double doors to the rear, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a sink and drainer unit with mixer tap. There is space for various household appliances including a cooker and fridge.

UTILITY ROOM

Double glazed window to the side, fitted counter top work surfaces with space below for a range of household appliances.

FIRST FLOOR LANDING

Double glazed window, staircase to the second floor and doors radiating to:

BEDROOM ONE

Double glazed bay window to the front and radiator.

BEDROOM TWO

Double glazed window to the rear and radiator.

BEDROOM FOUR

Double glazed window to the front and radiator.

SHOWER ROOM

Double glazed obscure window to the rear, radiator and suite comprising close coupled w.c, wash hand basin with splash back tiling and corner shower enclosure.

SECOND FLOOR

Double glazed window to the side and door to bedroom three.

BEDROOM THREE

Two velux style windows, radiator and door to an en-suite w.c.

ENSUITE W.C

Low level w.c and wash hand basin.

DETACHED GARAGE

Up and over door to the front, window to the side and door to the side providing access to the rear garden.

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.

PARKING

Shared driveway to the front.

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ADDITIONAL INFORMATION

Local Authority – Wolverhampton

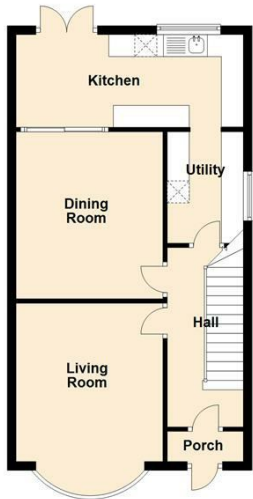
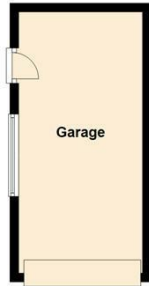
Council Tax – Band C

Viewings – By Appointment Only

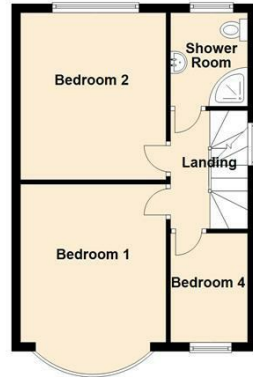
Tenure – Freehold



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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