



## 4 HINTON GROVE, WEDNESFIELD

WOLVERHAMPTON, WV11 3LJ

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

CASH BUYERS ONLY due to property being LEASEHOLD WITH UNEXPIRED LEASE TERM OF 38 YEARS.  
Good size three bedroom semi-detached home in a cul-de-sac location, available with NO ONWARD CHAIN. Set behind a driveway providing off road parking and having a spacious lounge/diner, kitchen, three bedrooms, shower room and garden to the rear.





## 4 HINTON GROVE

- CASH BUYERS ONLY DUE TO SHORT LEASE • NO CHAIN • Spacious Lounge/Diner • Popular Cul-De-Sac • Three Bedrooms



### APPROACH

The property is approached via a driveway providing off road parking. Double gates to the side provide access to the rear garden.

### ENTRANCE HALL

Radiator, under stairs cupboard and doorway to the living room.

### LOUNGE / DINER

19'7" x 13'4" max, 8'3" min

Double-glazed windows to the rear, two radiators, doorway to the kitchen.

### KITCHEN

10'11" x 7'9"

Double-glazed windows to the front and side, inverted radiator, tiled floor, fitted wall, drawer and base units with work surfaces above incorporating a sink and drainer unit with mixer tap.

### FIRST FLOOR LANDING

Double-glazed window to the front, loft access hatch.

### BEDROOM ONE

10'11" x 10'7"

Double-glazed window to the rear, radiator.

### BEDROOM TWO

11'6" x 8'6"

Double-glazed window to the rear, radiator.

### BEDROOM THREE

8'0" x 7'1"

Double-glazed window to the front, radiator.

### SHOWER ROOM

Double-glazed obscure window to the side, radiator, shower enclosure, low-level w.c and sink

### REAR GARDEN

To the rear of the property is a good size lawned garden.

### TENURE Leasehold

The property is leasehold with a lease term of 99 years from 1st January 1964. The cost to extend the lease or purchase the freehold is unavailable and the property is marketed on this basis.

The agent understands that the ground rent is £20.00 per annum. Any interested buyer should verify details of the tenure and any ground rent or maintenance fees with their legal representative prior to completion.

### COUNCIL TAX

Wolverhampton City Council - Tax Band B

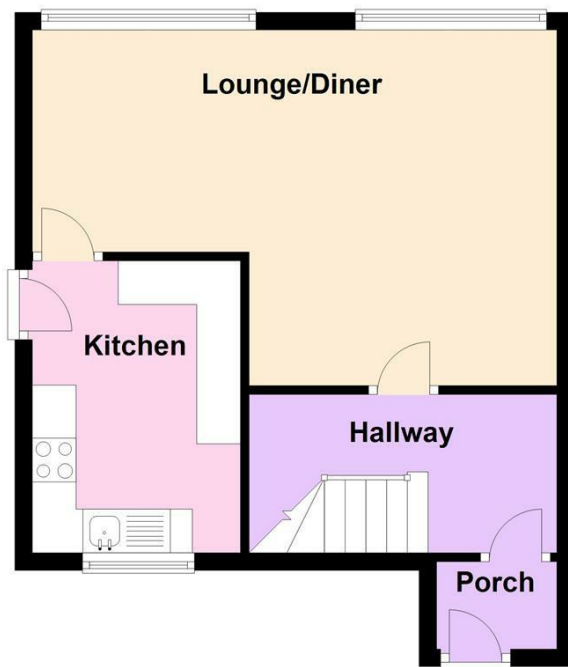
### SERVICES

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

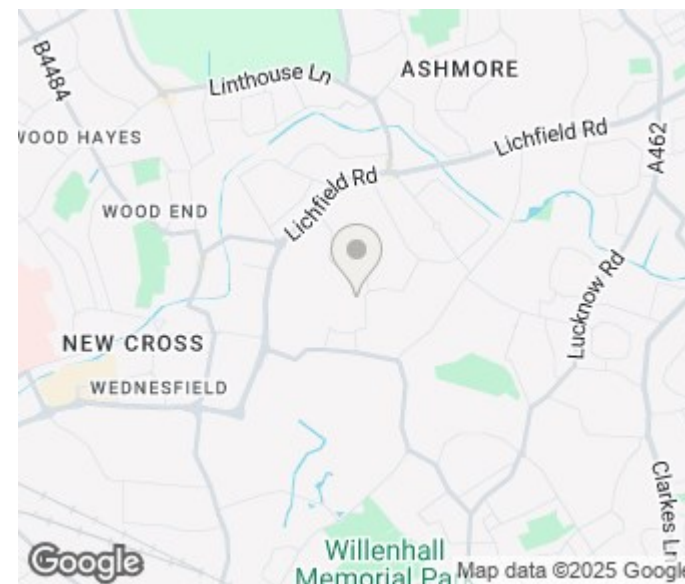
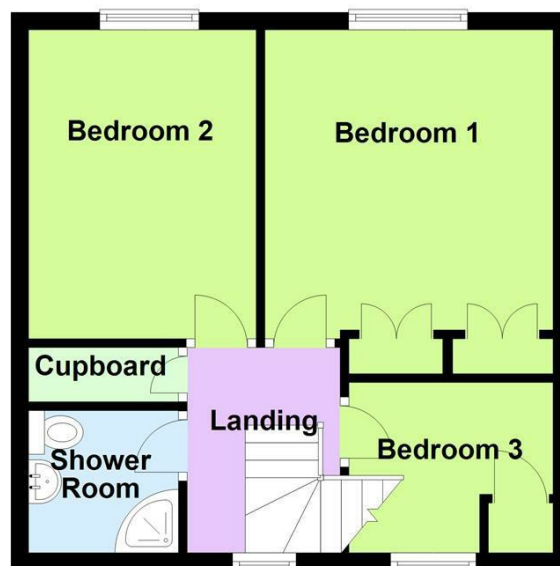
## 4 HINTON GROVE



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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